

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (OCPD) requires the County of Ocean as a recipient of federal entitlement grant funds to develop an Action Plan annually that describes the County's community development priorities and multiyear goals, based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

The Action Plan provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan (ConPlan). The Action Plan is submitted to HUD for review and approval.

The entitlement grant programs guided by these regulations are: Community Development Block Grant (CDBG), and the HOME Investment Partnerships (HOME).

- CDBG funds are used to develop viable urban communities by providing decent housing, ADA accessibility, infrastructure improvement and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.
- HOME funds are used for a wide range of activities including acquiring, developing, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest federal block grant to a state and local government designed exclusively to create affordable housing for low-income households.

The Action Plan consists of the decisions regarding the use of federal resources and of the process measuring the benchmarks of the annual program goals, specific objectives, and the progress of numerical goals or outcomes.

This Action Plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the County to achieve the intended results. Actual funding of particular programs and projects identified in this Action Plan are subject to completion of various further actions, some of which involve discretionary determinations by the County or others. These include HUD approval of this Action Plan and appropriations by the United

States Congress; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The County of Ocean is required to use HUD's Performance Outcome Measurement System (POMS). The POMS was developed to enable HUD to collect and aggregate standardized performance data on entitlement-funded activities from all entitlement grantees nationwide for use in reporting to Congress on the effectiveness of formula entitlement programs in meeting HUD's strategic objectives.

HUD has three objectives:

- creating a suitable living environment
- providing decent affordable housing
- creating economic opportunities

These objectives are combined with three performance outcome categories:

- accessibility/availability
- affordability
- sustainability

The performance outcomes measurement statements are:

- accessibility for the purpose of providing decent affordable housing
- affordability for the purpose of providing decent affordable housing
- suitability for the purpose of providing decent affordable housing
- accessibility for the purpose of providing suitable living environments
- affordability for the purpose of providing suitable living environments
- suitability for the purpose of providing suitable living environments
- accessibility for the purpose of creating economic opportunities
- affordability for the purpose of creating economic opportunities
- suitability for the purpose of creating economic opportunities

This 2019 Action Plan outlines the various activities the County proposes to carry out to achieve the objectives and associated outcomes required by HUD. The County will undertake activities within the following categories: affordable housing construction and rehabilitation, public services and community development, renter assistance, homebuyer assistance, homeowner assistance, and homeless/special needs assistance activities.

All of the funding priorities will serve extremely low, very-low, and low- and moderate-income households in the County of Ocean. In addition, the proposed activities will serve special needs populations including: seniors, persons with disabilities, persons experiencing homelessness and at risk of homelessness, persons living with HIV/AIDS, at risk children and youth, victims of domestic violence, housing authority residents, and persons returning to the community from correctional institutions and/or with criminal histories.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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In order to provide a context for this 2019 Action Plan, the County reviewed the Consolidated Annual Performance and Evaluation Reports (CAPERs) submitted to HUD. The CAPER lists the County's accomplishments in relationship to the goals and priorities established in the previous Consolidated Plan.

During the course of the last year, the County has demonstrated that the programs listed in its Consolidated Plan and Action Plan have complied with the statutes and operating regulations set by HUD. In HUD's annual reviews, HUD has acknowledged that the County has the capacity to administer the Action Plan-funded programs.

The County of Ocean's past Consolidated Annual Performance and Evaluation Reports (CAPERs) indicate a strong track record of setting and meeting goals. The County has demonstrated timeliness in expending grant funds as prescribed by 24 *CFR* 570.902(a)(1) which measures timeliness by requiring that entitlement grant funds available by the U.S. Treasury is less than 1.5 times the entitlement grant for the current year. The County has also demonstrated compliance with 24 *CFR* 570.200(a)(3), the Overall Benefit Certification which requires that not less than seventy percent (70%) of the aggregate of CDBG expenditures be used for activities benefiting low-moderate income constituents.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation and stakeholder consultation process are key components of the development of this Action Plan as set forth in Subpart B of 24 *CFR* Part 91. The County updated its Citizen Participation Plan in 2014. The County strives to ensure that the Action Plan planning process includes opportunities for public participation, such as public hearings and public comment periods; involvement of affected persons and other concerned citizens; transparency and freedom of access to the proposed Action Plan; and consultation with public and private agencies that provide assisted housing, health services, and fair housing services for children, veterans, youth, the elderly, persons with disabilities, persons living with HIV/AIDS, and their families. To solicit input on the proposed 2019 Action Plan, the County engaged in various activities, including public hearings and community meetings.

The Ocean County Planning Department (OCPD), the lead agency responsible for the administration of entitlement funds, held two public hearings and a Pre-development hearing to provide an overview of proposed activities for the 2019 Action Plan and to discuss if the activities address the priority needs of the areas that the County Housing Advisory Committee (CHAC) members represent. The CHAC and the CDBG Steering Committee met to discuss the activities and programs proposed for program year 2019. The CHAC and the CDBG Steering Committee are comprised of members that represent a broad spectrum of community organizations in the areas of affordable housing, homelessness, disability services, neighborhood revitalization, social services, fair housing, economic development, and non-profit management.

The County held its public hearings to allow the public to provide input on the 2019 Action Plan. Public notices were printed in the local newspaper and information was provided on the County's website. The Action Plan will be submitted to the Board of Chosen Freeholders for their review and approval prior to their pre-board meeting. This Action Plan will be recommended for approval at the Board of Chosen Freeholders' meeting on May 1, 2019. Coincidentally, this date is the third public hearing for the 2018 Action Plan.

To ensure continuation of public participation in the development of the Action Plan, the proposed 2019 Action Plan will be posted on the County's website and a second public hearing will be held April 2, 2019 located at 129 Hooper Avenue, 2nd Floor Cafeteria, Toms River, NJ 08754. Starting March 18, 2019, a 30-day (+) comment period will be provided to solicit comment on the proposed plan. The comment period will conclude on April 17, 2019.

The County regularly engages with citizen groups, external advocates, and community-based organizations to ensure programs meet the needs of the community, this includes the Continuum of Care (CoC), Human Service Advisory Council (HSAC), and the CHAC committees. The County departments are in constant dialogue with their non-profit service providers across programs to ensure that their programs respond to community needs and follow best practices.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments.

All comments are accepted and considered in the development of this Action Plan. If a public comment is made verbally or in writing then it will be included in this Action Plan. All public comments are encouraged through the two public hearings, public meetings, the 30-day comment period, and other key advisory councils and partners. All summary comments are included and submitted to HUD.

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

No public comments.

7. Summary

The County of Ocean's proposed 2019 Action Plan identifies the housing and community development needs of predominantly low-income communities in Ocean County. The objective is to target available resources to meet the identified needs in order to revitalize neighborhoods and improve the quality of life of Ocean County residents.

The Action Plan provides a unified vision for the community development and the housing actions with the primary goals of providing affordable housing and public services, revitalizing neighborhoods, supporting homeless and special needs populations, eliminating slum and blight, and expanding economic development opportunities. This 2019 Action Plan, which begins July 1, 2019, identifies funding for projects that address Ocean County's most critical needs.

The Fiscal Year (FY) 2018 budget for the Department of Housing and Urban Development (HUD) has not been enacted by the U.S. Congress. When available, the funding formula allocations will reflect the level of funding approved for the Community Development Block Grants (CDBG) and the HOME Investment Partnerships (HOME) programs in our community. The funding amounts also will reflect approved grant increase and/or reduction from the estimated funding levels proportionally and include any reallocated funds for the CDBG and HOME programs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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	OCEAN COUNTY	Planning
HOME Administrator	OCEAN COUNTY	Planning

Table 1 – Responsible Agencies

Narrative

The Ocean County Planning Department (OCPD) is the lead department responsible for coordinating the development of the annual Action Plan. The OCPD is also responsible for providing guidance and policy direction for the implementation of eligible programs that support the overall strategy for the selected programs and activities.

The County’s Department of Finance provides accounting and financial resources to the Planning Department while administering Federal funding.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The County of Ocean conducted significant consultations with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care (CoC) in preparing this Action Plan. The County held many public input meetings to facilitate development of the 2019 Action Plan. The County and key stakeholders recognize that strong collaboration is vital to ensuring community needs, and in particular, the needs of low-income communities, are addressed.

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)).

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 public housing activities. HUD rules do not permit the use of HOME Program funding to fund public housing activities. 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. However, only the Berkeley Township Housing Authority is located within the Ocean County Urban County jurisdiction. These PHAs have data on housing choice voucher holder characteristics, waiting lists, and future plans for development. In the preparation of this Action Plan, the County of Ocean included housing providers, governmental agencies, and mental health service agencies.

The Consortium members continuously and actively coordinate with public and assisted housing providers, and partners with health, mental health and service agencies in a variety of ways including: 1) Through the annual distribution of funding, Consortium members work closely with housing and service providers to prepare applications, develop eligible activities and projects, and provide technical assistance project management to ensure successful programming; 2) Consortium members are active in local and regional boards, committees, and coordination efforts; 3) Consortium members have established strong working relationships with local housing and service providers including meeting regularly to discuss housing and human service needs and to develop strategies to address these needs; 4) Through the Consortium, continuous coordination occurs between the local jurisdictions and housing and service 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 Consortium supports its affiliates that work with homeless assistance agencies to coordinate the delivery of housing and services to homeless families, individuals, youth, and persons with disabilities. The Consortium endeavors to provide maximum personal independence opportunities for homeless persons, and persons at risk of becoming homeless through the design and implementation of a Continuum of Care (CoC) model. The regional representation comes in the form of Board appointments, as well as, committee participation.

The County has significantly increased its efforts towards coordination and collaboration across systems of care in an effort to serve the most “at-risk” residents including the homeless, those at-risk of becoming homeless, veterans, and unaccompanied youth. As a part of 2019 Action Plan planning cycle, the County of Ocean will utilize the Analysis of Impediments to Fair Housing Choice (AI) to identify where underserved populations are located and concentrated. The County and its partners are taking efforts to identify the number of homeless residents, their specific needs, and a listing of the social and human services designed to meet these needs. In 2019, a “point-in-time count” was conducted to identify both sheltered and unsheltered homeless. The survey provided insight into the demographics of subpopulations within the overall homeless population including homeless veterans, the chronically homeless, victims of domestic violence, and a count of homeless with HIV/AIDS, serious mental illness and substance abuse disorders. This data* will allow the County to more effectively determine the types and quantities of needed services based on an actual population count.** The New Jersey statewide Point-In-Time (PIT) Count of homeless individuals and families took place on Wednesday, January 23, 2019 in each New Jersey county.

The County has made progress in implementing the HUD mandate and national best practice of establishing a Regional Coordinated Assessment System. The stakeholders have adopted guiding principles and a common assessment tool that will allow a shared understanding of needs by service providers. Under this Action Plan, individuals and families will be referred to services based on the outcomes of a common assessment of needs, a mutual and comprehensive understanding of each program’s requirements, the target population served by each program, and the number of available beds and services. Once a homeless individual or family has accessed the system, they receive a variety of services designed to help find permanent housing, education, employment, and/or additional public assistance as needed. A variety of housing options are provided including transitional living, emergency shelter for single women and families, rapid re-housing, and affordable housing (based on unit availability).

Individuals and families also receive employment training, job search assistance, and assistance preparing for and taking the GED. Homeless children and youth (under 24 years of age) are provided with medical services. The Veterans Service Bureau offers supportive services to veterans and their families that focus on identifying Veterans Affairs (VA) benefits and additional public benefits such as housing counseling services, health care services, child care services, educational assistance, legal services, transportation services, financial planning services, daily living services, and temporary financial assistance.

*(Source: <https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/>) (Disclaimer: URL points to data published PIT and HIC Data Since 2007).

** (Source: <https://monarchhousing.org/endinghomelessness/njcounts/>) (Disclaimer: URL points to the annual Point in Time count of individuals and families experiencing homelessness or at risk of becoming homeless).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Ocean County Consortium is not an Emergency Solution Grant (ESG) recipient. The Ocean County Homelessness Prevention and Assistance Coalition (HPAC) is a voluntary association that provides information, services, and advocacy for and on behalf of Ocean County's homeless population. 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 stability in permanent housing as rapidly as possible.

The purposes of HPAC are:

- To provide information and engage with the homeless population of Ocean County to enhance their knowledge of available services and service providers.
- To serve as a forum to analyze and discuss emerging housing needs of the homeless population and those at imminent risk of homelessness in Ocean County.
- To support planning and development of services to meet prioritized needs of homeless individual and those at-risk of homelessness in Ocean County.
- To develop and implement a coordinated community-based strategy for preventing homelessness when possible and rapidly rehousing those who become homeless in Ocean County through permanent supportive housing solutions, stabilization of at risk households, education and economic opportunities to promote self-sufficiency, and other mainstream and social services.
- To coordinate Ocean County's resources to effectively identify and address the needs of the county's homeless population.
- To create and maintain systemic approaches to addressing homelessness through collaboration with community and government organizations and liaison relations with statutorily created and other administrative or advisory boards, which are concerned with homeless services.
- To create and use data and performance measurement tools to evaluate and improve the county's response to homelessness, particularly projects funding through the US Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program.

- To apply for funding from the US Department of Housing and Urban Development (HUD) under the Continuum of Care (CoC) Program and other funding programs for the homeless.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ocean County Board of Social Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County of Ocean provides funding and works in partnership with the Board of Social Services (BOSS), who is the coordinator of the region's Continuum of Care (CoC). The County and its Department of Human Services (DHS) attends BOSS meetings, serve on the CoC, and coordinate activities that serve the homeless and low-income communities in the area.
2	Agency/Group/Organization	O.C.E.A.N., Inc.
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	O.C.E.A.N., Inc. provides homelessness prevention services to the residents of Ocean County. This agency assesses each individual and family situation and then provides appropriate assistance, which includes funding in situations, as well as, contacting and working with a homeowner's mortgage company or a renter's landlord, referring clients for counseling on personal budgeting and financing to avoid problems in the future, and making referrals to support organizations.

3	Agency/Group/Organization	Homes For All, Inc.
	Agency/Group/Organization Type	Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homes for All, Inc. is a non-profit, affordable housing developer seeking to advance the principle that people of all income levels have a right to affordable housing. Homes For All, Inc. is committed to providing affordable housing and support services for low and moderate income families.

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

Not Applicable.

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 Homeless Prevention and Assistance Coalition (HPAC)	<p>The Ocean County Homelessness Prevention and Assistance Coalition (HAPC) 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 stability in permanent housing as rapidly as possible. The purposes of HPAC are: To provide information and engage with the homeless population of Ocean County to enhance their knowledge of available services and service providers. To serve as a forum to analyze and discuss emerging housing needs of the homeless population and those at imminent risk of homelessness in Ocean County. To support planning and development of services to meet prioritized needs of homeless individual and those at-risk of homelessness in Ocean County. To develop and implement a coordinated community-based strategy for preventing homelessness when possible and rapidly rehousing those who become homeless in Ocean County through permanent supportive housing solutions, stabilization of at risk households, education and economic opportunities to promote self-sufficiency, and other mainstream and social services. To coordinate Ocean County's resources to effectively identify and address the needs of the county's homeless population. To create and maintain systemic approaches to addressing homelessness through collaboration with community and government organizations and liaison relations with statutorily created and other administrative or advisory boards, which are concerned with homeless services. To create and use data and performance measurement tools to evaluate and improve the county's response to homelessness, particularly projects funding through the US Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program. To apply for funding from the US Department of Housing and Urban Development (HUD) under the Continuum of Care (CoC) Program and other funding programs for the homeless.</p> <p>http://www.oceanhpac.org/</p>

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

HUD requires entitlement jurisdictions to provide for citizen participation in developing the Action Plan. The County's Citizen Participation Plan largely centers on public hearings, public comment periods, and the County Housing Advisory Committee (CHAC) public meetings. To encourage citizen participation in the Action Plan planning process, the County holds two public hearings each year.

The public hearings provide an opportunity for all Ocean County residents and community groups to communicate their views and needs to the County. The first public hearing was held on December 11, 2018 at 129 Hooper Avenue, 2nd Floor Cafeteria, Toms River, NJ 08754. This hearing solicited public comment on the pre-development of the County's 2019 Action Plan. A public notice was published in the local newspaper, the Asbury Park Press and the County's website, which hosted the schedule for all public hearing (s) and other scheduled meeting (s) that are a part of the annual Action Plan.

The draft Action Plan will be posted on the County's website on March 18, 2019. The proposed 2019 Action Plan will be posted on the County's website and presented at the second public hearing to be held on April 2, 2019 at 129 Hooper Avenue, 2nd Floor Cafeteria, Toms River, NJ 08754.

A 30-day (+) comment period (March 18-April 17, 2019) will be provided for citizens and other interested parties to solicit comment on the proposed plan. Prior to submitting the final Action Plan to HUD, the County will give consideration, incorporate necessary changes and, if appropriate, provide responses to the comments received during the public comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	County-wide	A public hearing was held on December 11, 2018 to solicit public input on the pre-development on the 2019 Action Plan.	No public comments.	No public comments.	Not Applicable.
2	Newspaper Ad	County-wide	An advertisement was placed in a newspaper that circulates county-wide, the Asbury Park Press.	Not Applicable.		Not Applicable.
3	Public Meeting	Non-targeted/broad community	A County Housing Advisory Committee (CHAC) Meeting was held on March 7, 2019.	No public comments.	No public comments.	Not Applicable.
4	Public Meeting	County-wide	A public hearing was held on April 2, 2019 to solicit public input on the County of Ocean's 2019 Action Plan.	No public comments.	No public comments.	Not Applicable.

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)
5	Public Meeting	County-wide	A public hearing was held on May 1, 2019 at the Freeholder Board Meeting to solicit public input on the County of Ocean's 2019 Action Plan.	No public comments.	No public comments.	Not Applicable.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For planning purposes in developing the FY 2019 Action Plan the allocations listed in this Plan are based on Ocean County’s 2018 allocations with an approximate ten percent (10%) decrease. Congress has not completed the appropriations process for HUD’s FY 2019 appropriation. At this time, HUD cannot predict when its FY 2019 appropriations bill will be enacted and when it will be able to announce FY 2019 allocation amounts. In accordance with HUD Notice CPD-16-18, grantees are advised not to submit their consolidated plan/action plan until after the allocations have been announced. The submission date may be postponed no later than August 16, 2018. Therefore, all the proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

The following table outlines the anticipated resources to include CDBG and HOME funds that the County anticipates having available during the 2019 Action Plan year. The narratives about other resources these funds will leverage follow the table.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,175,356	30,000	0	1,205,356	1,150,543	CDBG funds will be used to support community development programming in low-and moderate income neighborhoods. Programs include affordable housing development, housing preservation, public services for at-risk populations and public improvement. Also, program income that is reinvested.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	946,213	30,000	0	976,213	717,194	HOME funds will be used to develop affordable housing for low income communities. Included is new construction and rehabilitation of single- and multi-family units.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The federal funds listed above represent the annual allocation received by Ocean County to support the activities outlined in the 2019 Action Plan, as well as, the anticipated funding for the remainder of the Consolidated Plan (2015-2019). Estimates of funding are based on those funds that have been historically received and it is anticipated to remain at around the same level for the period covered by this Plan. The funding of any and all activities is conditioned upon receipt of federal funds.

Ocean County Planning Department (OCPD) does not receive additional resources directly, but it does partner with multiple agencies that receive funding from various other sources. The County of Ocean will continue to meet its twenty-five percent (25%) matching funds requirement for the HOME Program. All eligible matches will be from non-federal sources and will be a permanent contribution to the HOME project. The County has a paper match that will be used to meet the matching requirement for housing rehabilitation projects. The administrator of the Tenant Based Rental Assistance Program will continue to provide the required matching funds obtained from the NJ Social Services for the Homeless Block Grant. The CHDOs awarded funding to provide affordable rental housing to provide in excess of the required twenty-five (25%) percent matching fund requirement (waiver of matching funds for 2014 and 2015). In addition to the federal funds provided, private and non-federal resources are expected to be available for carrying out the 2019 Action Plan. Municipalities are strongly urged to share in the cost burden for activities using CDBG funds. CDBG funds are provided to activities as grants which are intended to leverage other investments; to support costs of the specific activity and to provide incentives that promote further affordable housing and community improvement activities. State and private resources are essential to leveraging federal funds to complete stated HOME and CDBG activities.

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

The County of Ocean does not own land, property, or anticipate owning land and property that is currently being considered as a possible way to address any of the needs identified in the 2019 Action Plan.

Discussion

The CDBG program provides decent affordable housing, public services to the most vulnerable, and rehabilitation of housing to the residents of Ocean County. The HOME program provides formula grants to States and localities - often in partnership with local nonprofit groups - that communities use to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. The CDBG and HOME programs do improve the lives of citizens through partnerships with agencies, local non-profits, and other organizations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Development Assistance CHDOs	2015	2019	Affordable Housing		Affordable Housing Development	HOME: \$195,000	Rental units constructed: 1 Household Housing Unit
2	Home Rehabilitation Owner Occupied Housing	2015	2019	Affordable Housing		Housing Preservation	CDBG: \$87,500	Homeowner Housing Rehabilitated: 40 Household Housing Unit
3	First-Time Homebuyers Assistance	2015	2019	Affordable Housing		Housing Preservation	CDBG: \$160,000	Direct Financial Assistance to Homebuyers: 16 Households Assisted
4	Rehabilitation; Single-Unit Residential	2015	2019	Affordable Housing Non-Homeless Special Needs		Housing Preservation Homeownership Assistance	CDBG: \$163,856 HOME: \$120,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
5	Rental Assistance TBRA	2015	2019	Homeless Non-Homeless Special Needs		Public Services for At Risk Populations	HOME: \$380,000	Tenant-based rental assistance / Rapid Rehousing: 27 Households Assisted
6	Public Facility & Improvements	2015	2019	Non-Housing Community Development		Public Facility and Improvements	CDBG: \$525,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services	2015	2019	Homeless Non-Homeless Special Needs		Public Services for At Risk Populations Planning and Administration	CDBG: \$176,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
8	Planning and Administration	2015	2019	Planning and Administration		Planning and Administration	CDBG: \$223,000 HOME: \$91,213	

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Development Assistance CHDOs
	Goal Description	The amount of decent, safe, and affordable housing is expanded to renters in the low and moderate income households.
2	Goal Name	Home Rehabilitation Owner Occupied Housing
	Goal Description	Emergency weatherization repairs (including but not limited to heating, hot water heater, plumbing, and roof repair) and accessible repairs for seniors, handicapped, and other vulnerable persons.
3	Goal Name	First-Time Homebuyers Assistance
	Goal Description	Financial assistance provided to first time homebuyers (low to moderate income households) with funds for closing costs and down-payment assistance.

4	Goal Name	Rehabilitation; Single-Unit Residential
	Goal Description	Moderate and substantial rehabilitation program provided to owner-occupied low and moderate-income households. The moderate rehabilitation program provides ten-year deferred loans from \$1,000 to \$24,999. The substantial rehabilitation program provides deferred loans from \$25,000 to \$50,000 that require a ten-year deferred loan. A twenty-five (25) percent match is required for all funding. A dwelling is rehabilitated to local and state building codes.
5	Goal Name	Rental Assistance TBRA
	Goal Description	Tenant-based rental assistance (TBRA) is a rental subsidy to help individual households afford housing costs, such as, rent, utility costs, and security and utility deposits.
6	Goal Name	Public Facility & Improvements
	Goal Description	Provide a grantee or other public or private nonprofit entities with a grant for all improvements, including ADA accessibility, and facilities that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit, and operated so as to be open to the general public.
7	Goal Name	Public Services
	Goal Description	Provide operating support (including labor, supplies, materials, and other costs) to organizations that serve low to moderate income people.
8	Goal Name	Planning and Administration
	Goal Description	Provide overall coordination, implementation, and monitoring of entitlement grant programming.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The HUD Outcome Performance Measurement System offers three possible objectives for each activity. As noted in the CPD Performance Measurement Guidebook, these are based on the broad statutory purposes of the programs and include:

- **Creating Suitable Living Environments** – This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low and-moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or health services.
- **Providing Decent Housing** – This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** – This objective applies to activities related to economic development, commercial revitalization, or job creation.

HUD narrowed these three outcomes to include the following:

- **Availability/Accessibility** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- **Affordability** – applies to activities that provide affordability in a variety of ways to low-and moderate income people. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability** – applies to activities that are aimed at improving communities or neighborhoods, helping to make them more livable or more viable by providing benefit to persons of low-and-moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The allocation of funds for the following projects are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis and through input contributed by stakeholders and citizens who participated in the development of the Action Plan. The objectives and outcomes for each proposed activity may be found in section AP-38 Project Summary.

#	Project Name
1	Handicapped Accessibility Improvements - Various Locations
2	Handicapped Accessibility Improvements – Senior Center & Municipal Buildings

#	Project Name
3	Neighborhood Facilities Improvements - Lake Horicon Park
4	Handicapped Access Improvements to Beach Areas
5	Neighborhood Facilities Improvement - Little Egg Harbor Community Center
6	Handicapped Access Lifts to Beach - 131st Street & 119th Street
7	Parks, Recreational Facilities Improvements
8	Handicapped Accessibility Improvements - Anglesea Avenue
9	Handicapped Access Improvements - Municipal Building
10	Handicapped Accessibility Improvements - Sunset Beach
11	Handicapped Accessibility Improvements - Various Intersections
12	Handicapped Accessibility Improvements - Remembrance Park
13	Potable Water and Lighting Improvements - Mathis Veterans Memorial Park
14	Senior Transportation Services
15	24-Hour Crisis Hotline - Salaries & Operating Expense
16	Delivery of Emergency Food - Driver Salary- Salaries & Operating Expense
17	Rehabilitation; Single-Unit Residential - Salaries & Operating Expenses
18	Rental Housing Subsidies
19	Senior Services - Salaries & Operating Expenses
20	Emergency Shelter & Assistance - Homeless Families with Children - Salaries & Operating Expenses
21	Counseling Services & Children Day Care - Salaries & Operating Expenses
22	MOCEANS CIL Ocean County Independent Living Services - Salaries & Operating Expenses
23	Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
24	Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
25	Abused, Neglected, & Abandoned Children - Salaries & Operating Expense
26	Battered & Abused Spouses - 24-Hour Crisis Hotline - Salaries & Operating Expense
27	Housing Development Assistance CHDOs
28	Home Rehabilitation Owner Occupied Housing
29	First-Time Homebuyers Assistance
30	Rehabilitation; Single-Unit Residential CDBG
31	Rehabilitation; Single-Unit Residential HOME
32	Rental Assistance TBRA
33	Planning and Administration CDBG
34	Planning and Administration HOME

Table 4 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Handicapped Accessibility Improvements - Various Locations
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Bay Head: Handicapped Accessibility Improvements - Various Locations
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project consists of ADA handicapped accessible sidewalk ramps with detectable warning pads at various intersections in the Borough of Bay Head. This project will involve the sawcut of pavement and installation of concrete curbing, sidewalk, hot mix asphalt and detectable warning pads.
2	Project Name	Handicapped Accessibility Improvements – Senior Center & Municipal Buildings
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$140,000
	Description	Jackson: Handicapped Accessibility Improvements – Senior Center & Municipal Buildings
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The proposed project will renovate the existing bathroom facilities at both the Jackson Township Senior Center and Municipal Building. The activities will assist persons with disabilities by removing architectural barriers from or providing ADA improvements to government buildings. The project will make the bathroom facilities easier to access and more energy efficient. The beneficiaries will be the growing low-to-moderate income residents 60+. Additionally, the Commission for the Disabled Persons on a regular basis utilizes the Senior Center facility.
3	Project Name	Neighborhood Facilities Improvements - Lake Horicon Park
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$32,000
	Description	Lakehurst: Neighborhood Facilities Improvements - Lake Horicon Park
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will involve the installation of a portable restroom with improved safety and ADA complaint features. This project is located in a HUD approved Low-to-Moderate Income Area (LMIA) Census Tract 7210, Block Group 1, LMI 64.1%.
4	Project Name	Handicapped Access Improvements to Beach Areas
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$32,000
	Description	Lavallette: Handicapped Access Improvements to Beach Areas
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will involve the procurement and installation of outdoor benches that comply with the ADA guidelines, including both back and arm rests. These handicapped benches will be installed at the pedestrian dune crossovers. Four of the 15 dune crossovers are ADA handicap accessible crossovers; three of the cross overs are located in the HUD approved Low-to-Moderate Income Area (LMIA) Census Tract 7270.01, Block Group 3, LMI 52.2%. One (a) additional ADA handicap accessible dune crossover is located at President Avenue; outside the LMIA.
5	Project Name	Neighborhood Facilities Improvement - Little Egg Harbor Community Center
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Little Egg Harbor: Neighborhood Facilities Improvement - Little Egg Harbor Community Center
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will involve the installation of curbing, sidewalks/handicap ramps, drainage improvements, replacement of fencing and playground equipment at the Little Egg Harbor Community Center. HUD approved Low-to-Moderate Income Area (LMIA) Census Tract 7361.05, Block Group 4, LMI 53.09%.
6	Project Name	Handicapped Access Lifts to Beach - 131st Street & 119th Street
	Target Area	
	Goals Supported	Public Facility & Improvements

	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Long Beach: Handicapped Access Lifts to Beach - 131st Street & 119th Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will involve the removal and replacement of the handicapped lifts at each oceanside beach access ramp at East Pennsylvania Avenue (131st Street) and East Nevada Avenue (119th Street).
7	Project Name	Parks, Recreational Facilities Improvements
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Manchester: Parks, Recreational Facilities Improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Township is proposing to install heating, ventilation, and air conditioning (HVAC) to the community recreation center located at the Manchester recreation facility on Route 571 and Waterford Drive.
8	Project Name	Handicapped Accessibility Improvements - Anglesea Avenue
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000

	Description	Ocean Gate: Handicapped Accessibility Improvements - Anglesea Avenue
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project involves an ADA handicapped accessible connection to the public beach, boardwalk, and pier at the terminus of Anglesea Avenue. This project will involve the sawcut of pavement and installation of concrete curbing, sidewalk, hot mix asphalt and detectable warning pads.
9	Project Name	Handicapped Access Improvements - Municipal Building
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Point Pleasant: Handicap Access Improvements - Municipal Building
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	This project will provide access to the various sections of the municipal building for people with disabilities. This project divides into two priorities. The first priority involves ADA compliant handicapped accessibility improvements to the flooring at the entrance of the courtroom at the municipal building. The second priority involves ADA compliant handicapped accessibility upgrades to the existing restroom at the municipal building. Although both project will assist handicapped persons, it's the funding amount approved that will dictate the priority chosen.	
10	Project Name	Handicapped Accessibility Improvements - Sunset Beach
	Target Area	

	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Seaside Heights: Handicapped Accessibility Improvements - Sunset Beach
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will provide ADA compliant handicapped accessible ramps to the boardwalk, ADA designated parking to the handicapped ramps. In addition, Mobi-mat and Mobi-Chair purchases will benefit the individuals with disabilities at Sunset Beach and throughout the municipality. This project is located in a HUD approved Low-to-Moderate Income Area (LMIA) Census Tract 7280, Block Group 5, LMI 78.31%.
11	Project Name	Handicapped Accessibility Improvements - Various Intersections
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Seaside Park: Handicapped Accessibility Improvements - Various Intersections
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	This project consists of ADA handicapped accessibility improvements at various intersections and neighborhood facilities in the Borough of Seaside Park. This project divides into three priorities. The first priority involves ADA compliant handicapped accessibility ramps at various intersections and boardwalk access points. This project will involve the sawcut of pavement and installation of concrete curbing, sidewalk, hot mix asphalt and detectable warning pads. The Decatur Avenue is one intersection location that is located in a HUD approved Low-to-Moderate Income Area (LMIA) Census Tract 7280, Block Group 4, LMI 62.16%. The second priority involves ADA compliant handicapped playground equipment at park and recreation areas in the municipality. The third priority involves ADA compliant handicapped accessibility upgrades to the existing restroom at municipal buildings. Although all project will assist handicapped persons, it's the funding amount approved that will dictate the priority chosen.
12	Project Name	Handicapped Accessibility Improvements - Remembrance Park
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	Ship Bottom: Handicapped Accessibility Improvements - Remembrance Park
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Borough of Ship Bottom proposes to construct an ADA complaint playground space comprised of a high backed ground mounted spinner that offers sensory stimulation as well as transfer points from a wheelchair or walker and a single post swing with mounted bucket seats and harness. The goal of construction is to allow handicap children to enjoy safely a park and recreational facility in an ADA complaint environment without a hindrance or barrier. This location is at Remembrance Park at 4th Street.

13	Project Name	Potable Water and Lighting Improvements - Mathis Veterans Memorial Park
	Target Area	
	Goals Supported	Public Facility & Improvements
	Needs Addressed	Public Facility and Improvements
	Funding	CDBG: \$33,000
	Description	South Toms River: Potable Water and Lighting Improvements - Mathis Veterans Memorial Park
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The proposed renovation includes the installation of water service and to improve lighting at Mathis Veterans Memorial Park. These improvements will provide sanitary potable water supply and allow for visibility improvement that promotes safer walking traveled by the elderly, handicapped, and lower income individuals who travel Route 166 (Route 9) to work, school, and shopping.
14	Project Name	Senior Transportation Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$8,000
	Description	Caregiver Volunteers of Central Jersey: Senior Transportation Services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Caregiver Volunteers of Central Jersey provides transportation services for a large number of seniors who are unable to provide transportation on their own. The majority of transportation is for medical appointments, and/or healthcare-related services such as physical therapy. The many volunteer drivers who are under the auspices of the Caregiver Volunteers of Central Jersey utilize their vehicles and contribute to their own gas and car maintenance. Caregiver Volunteers of Central Jersey provides excess automobile liability insurance for all these volunteers. All transportation services are provided free of charge to the individuals.
15	Project Name	24-Hour Crisis Hotline - Salaries & Operating Expense
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$13,500
	Description	Contact of Ocean & Monmouth Counties: 24-Hour Crisis Hotline - Salaries & Operating Expense
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CONTACT of Ocean County requests funds for salaries of the Executive Director and Administrative Assistant. These positions support 80 + volunteers who staff the crisis hotline, 24-hours/day, 365-days/year. Staff support includes coordinating volunteers, scheduling crisis line shifts, ensuring that telephone workers adhere to established standards, maintaining phone room records, and providing for upkeep and funding for the telephone center.
16	Project Name	Delivery of Emergency Food - Driver Salary- Salaries & Operating Expense
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$12,500

	Description	Foodbank of Monmouth and Ocean Counties: Delivery of Emergency Food - Driver Salary- Salaries & Operating Expense
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Foodbank requests funding for the salary of one driver who will deliver emergency food-to-food pantries, soup kitchens, shelters and other programs in Ocean County.
17	Project Name	Rehabilitation; Single-Unit Residential - Salaries & Operating Expenses
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$60,000
	Description	Homes For All, Inc.: Rehabilitation; Single-Unit Residential - Salaries & Operating Expenses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Homes For All, Inc. requests funding to purchase materials and to defray the administration costs that make emergent/critical repairs of a circumscribed nature for low-income homeowners and occasionally disabled tenants with limited assets.	
18	Project Name	Rental Housing Subsidies
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Renter Assistance
	Funding	CDBG: \$10,000

	Description	Hometown Heroes: Rental Housing Subsidies
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Hometown Heroes will provide transition housing, rental and mortgage assistance to low and moderate income individuals and families throughout Ocean County.
19	Project Name	Senior Services - Salaries & Operating Expenses
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$9,500
	Description	Interfaith Health & Support Services of Southern Ocean County, Inc.: Senior Services - Salaries & Operating Expenses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Interfaith Health & Support Services of Southern Ocean County, Inc. requests funds to provide supportive home services to the frail, the elderly, and the homebound in our community enabling them to live independently in their homes.
20	Project Name	Emergency Shelter & Assistance - Homeless Families with Children - Salaries & Operating Expenses
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$20,000

	Description	Interfaith Hospitality Network of Ocean County, Inc.: Emergency Shelter & Assistance - Homeless Families with Children - Salaries & Operating Expenses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Interfaith Hospitality Network of Ocean County requests funds to provide temporary shelter, meals, intensive case management and other needed services to homeless families with children in Ocean County to assist them in searching for permanent, affordable housing.
21	Project Name	Counseling Services & Children Day Care - Salaries & Operating Expenses
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$38,000
	Description	Long Beach Island Community Center: Counseling Services & Children Day Care - Salaries & Operating Expenses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Counseling Services provide: Family therapy, marital, group, individual counseling, parenting education, education on meeting the internal and external problems associated with extended unemployment and under employment; veterans counseling and crime prevention through youth services and sexual abuse and assault programs. Children's Services provide: Quality, comprehensive day care.
22	Project Name	MOCEANS CIL Ocean County Independent Living Services - Salaries & Operating Expenses
	Target Area	

	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$4,000
	Description	MOCEANS Center for Independent Living, Inc.: MOCEANS CIL Ocean County Independent Living Services - Salaries & Operating Expenses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	MOCEANS CIL will increase our staffing time and will provide the staffing necessary to expand our service area and service availability that provides effective self-advocacy to reach a greater number of people (with priority given to disability youth, veterans, and seniors). MOCEANS CIL will offer the following services to its clients outside the four (4) entitlement communities in Ocean County: 1. Information and Referral, 2. Individual and Systems Advocacy, 3. Independent Living Skills Instruction, 4. Peer Support, and 5. Transition.
23	Project Name	Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$15,500
	Description	Northern Ocean Habitat For Humanity: Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Northern Ocean Habitat for Humanity (NOHH) focuses its efforts on enabling low-income persons to return their homes to a safe and efficient condition and continue to reside in their dwelling. NOHH has four distinct categories to its low-income home repair program: 1. Critical home repairs, 2. weatherization, 3. home preservation, and 4. safety. The homes must be owner-occupied and serve as the owner's primary residence.
24	Project Name	Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$49,760
	Description	O.C.E.A.N., Inc.: Rehabilitation; Single-Unit Residential - Emergency Housing Rehab. - Salaries & Materials
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	O.C.E.A.N., Inc. will provide Housing Rehabilitation to eligible clients throughout Ocean County. The target population represents households containing the elderly, persons with disabilities, and income eligible residents. O.C.E.A.N., Inc. will repair/replace approximately 10 roofs and repair/replace 8 furnace boilers along with 4 misc. repairs, including but not limited to, trailer skirting and installation of fascia and soffits.
25	Project Name	Abused, Neglected, & Abandoned Children - Salaries & Operating Expense
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$19,000
	Description	Ocean's Harbor House: Abused, Neglected, & Abandoned Children - Salaries & Operating Expense

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Ocean’s Harbor House requests funding for a range of services to homeless, abused, neglected, and abandoned youth. These services include emergency shelter, transitional housing, food, clothing, crisis hotline, community education activities, mobile street outreach services, individual, group and family counseling, employment/vocational assistance, drug and alcohol assistance, peer leadership initiatives, after care and follow-up services, case management, and advocacy activities.
26	Project Name	Battered & Abused Spouses - 24-Hour Crisis Hotline - Salaries & Operating Expense
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services for At Risk Populations
	Funding	CDBG: \$12,500
	Description	Providence House [Catholic Charities]: Battered & Abused Spouses - 24-Hour Crisis Hotline - Salaries & Operating Expense
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Providence House requests funds for emergency shelter and response program, which consists of the 24-hour hotline and a confidentially located emergency shelter, accessibility 24-hours-a-day, 365 days-a-year to assist those in imminent danger.
27	Project Name	Housing Development Assistance CHDOs
	Target Area	
	Goals Supported	Housing Development Assistance CHDOs

	Needs Addressed	Affordable Housing Development
	Funding	HOME: \$195,000
	Description	Housing Development Assistance CHDOs
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The amount of decent, safe, and affordable housing is expanded to renters in the low and moderate income households.
28	Project Name	Home Rehabilitation Owner Occupied Housing
	Target Area	
	Goals Supported	Home Rehabilitation Owner Occupied Housing
	Needs Addressed	Housing Preservation
	Funding	HOME: \$87,500
	Description	Home Rehabilitation Owner Occupied Housing
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency weatherization repairs (including but not limited to heating, hot water heater, plumbing, and roof repair) and accessible repairs for seniors, handicapped, and other vulnerable persons.
29	Project Name	First-Time Homebuyers Assistance
	Target Area	
	Goals Supported	
	Needs Addressed	Housing Preservation
	Funding	HOME: \$160,000
	Description	First-Time Homebuyers Assistance

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Financial assistance provided to first time homebuyers (low to moderate income households) with funds for closing costs and down-payment assistance.
30	Project Name	Rehabilitation; Single-Unit Residential CDBG
	Target Area	
	Goals Supported	Rehabilitation; Single-Unit Residential
	Needs Addressed	Housing Preservation Homeownership Assistance
	Funding	CDBG: \$163,856
	Description	Rehabilitation; Single-Unit Residential CDBG
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Moderate and substantial rehabilitation program provided to owner-occupied low and moderate-income households. The moderate rehabilitation program provides ten-year deferred loans from \$1,000 to \$24,999. The substantial rehabilitation program provides deferred loans from \$25,000 to \$50,000 that require a ten-year deferred loan. A twenty-five (25) percent match is required for all funding. A dwelling is rehabilitated to local and state building codes.
31	Project Name	Rehabilitation; Single-Unit Residential HOME
	Target Area	
	Goals Supported	Rehabilitation; Single-Unit Residential
	Needs Addressed	Housing Preservation Homeownership Assistance

	Funding	HOME: \$120,000
	Description	Rehabilitation; Single-Unit Residential HOME
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Moderate and substantial rehabilitation program provided to owner-occupied low and moderate-income households. The moderate rehabilitation program provides ten-year deferred loans from \$1,000 to \$24,999. The substantial rehabilitation program provides deferred loans from \$25,000 to \$50,000 that require a ten-year deferred loan. A twenty-five (25) percent match is required for all funding. A dwelling is rehabilitated to local and state building codes.
32	Project Name	Rental Assistance TBRA
	Target Area	
	Goals Supported	Rental Assistance TBRA
	Needs Addressed	Renter Assistance Public Services for At Risk Populations
	Funding	HOME: \$380,000
	Description	Rental Assistance TBRA
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Tenant-based rental assistance (TBRA) is a rental subsidy to help individual households afford housing costs, such as, rent, utility costs, and security and utility deposits.
33	Project Name	Planning and Administration CDBG
	Target Area	
	Goals Supported	

	Needs Addressed	Planning and Administration
	Funding	CDBG: \$223,000
	Description	Planning and Administration CDBG
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide overall coordination, implementation, and monitoring of entitlement grant programming.
34	Project Name	Planning and Administration HOME
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$91,213
	Description	Planning and Administration HOME
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide overall coordination, implementation, and monitoring of entitlement grant programming.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Allocations for CDBG and HOME funds are typically based geographically only in that an application is received from a participating municipality and a regional nonprofit. Projects primarily benefit low-and-moderate income people and households, meet the priorities of this 2019 Action Plan, and are recommended by the CDBG Steering Committee.

The allocation of funds is closely aligned with the primary housing and community development needs identified in the needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the 2015-2019 Consolidated Plan and the 2019 Action Plan. The primary obstacle is a lack of funds for addressing underserved needs.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Ocean County Consortium's rationale for prioritization of investment geographically is based on income and community development needs. However, the County consists of twenty-nine participating municipalities, many participating biennially, and four entitlement municipalities. The CDBG funds are distributed among the municipalities and the County of Ocean based on the formula HUD uses for CDBG allocations among entitlement jurisdictions, including the Low-Mod Income Areas (LMI) which are determined by HUD as exceeding 51% of low/mod census block groups. The four entitlement participating municipalities include Brick Township, Jackson Township, Lakewood Township, and Toms River Township. Each municipal government makes recommendations based on priority needs to fund eligible projects in their jurisdictions. Other factors considered in determining geographic location are severity of the condition to be addressed and environmental development factors.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The County of Ocean will utilize its CDBG and HOME funds to rehabilitate and to support the construction of new affordable housing units. The one year goals for affordable housing are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	400
Special-Needs	200
Total	630

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	1
Rehab of Existing Units	55
Acquisition of Existing Units	0
Total	83

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The County will undertake the following affordable housing activities:

- Housing Rehabilitation Assistance for low and moderate-income homeowners.
- Down Payment Assistance and closing costs for low and moderate-income first time homebuyers.
- Acquisition and Rehabilitation Assistance for affordable rental housing through Community Housing Development Organizations (CHDO'S).
- Tenant-Based Rental Assistance (TBRA) Program for low income renters; a 24 month subsidy for extremely low, very-low and low income households.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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 public housing activities. HUD rules do not permit the use of the HOME Program funds to fund public housing activities.

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. However, only the Berkeley Township Housing Authority is located within the Ocean County Urban County jurisdiction. Together these three entities operate with the following (Source: Public Housing Survey 2015):

Berkeley Housing Authority

No. of Complex: 2

Total No. of Units: 70

No. on the Waiting List: 75

Housing Choice Vouchers: 50

Brick Housing Authority

No. of Complex: 3

Total No. of Units: 266

No. on the Waiting List: 297

Housing Choice Vouchers: 126

Lakewood Housing Authority

No. of Complex: 4

Total No. of Units: 268

No. on the Waiting List: 397

Housing Choice Vouchers: 833

Totals

No. of Complex: 9

Total No. of Units: 604

No. on the Waiting List: 769

Housing Choice Vouchers: 1009

Actions planned during the next year to address the needs to public housing

The Public Housing Authorities (PHAs) will continue to seek additional funding to address public housing needs and will apply for additional Housing Choice Vouchers (HCV) when available. The PHA's will continue to provide housing assistance and social service needs to residents and will maintain efforts to implement more programs if funding allows. The PHAs continually strive to maintain their housing stock. In addition to routine property maintenance, the PHAs have maintenance and other rehabilitation projects including:

- Life safety code compliance work at various senior housing sites
- Modifications at various PHA-owned non-dwelling spaces to meet ADA compliance
- ADA modifications to family housing properties
- Mechanical, electrical, plumbing, and/or envelope improvements to senior buildings
- Typical upgrades to HVAC, roofs, bathrooms, kitchens, flooring, foundations, closet doors, exterior paint, and front and back porch covers

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

Although the Ocean County Consortium does not have its own public housing units; several entitlement cities do. The County of Ocean, as a government agency, does not explicitly own and/or operate any public housing, nor does the County use any of its CDBG funds for public housing activities. HUD rules do not permit the use of the HOME Program funds to fund public housing activities.

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. However, only the Berkeley Township Housing Authority is located within the Ocean County Urban County jurisdiction. 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 through initiatives such as resident management, homesteading and ownership of public housing, promoting a drug-free environment, enforcing fair housing law by providing needed resources for timely and effective investigation, and resolving all fair

housing complaints.

The PHAs seek consultation from their residents for both new and updated policy provisions as well as development activities throughout the year. The PHAs work alongside their resident leaders to ensure the needs and priorities of the residents are heard and met. The PHAs host numerous public hearings regarding proposed activities to garner community support and provide the public with an opportunity to voice their concerns. The PHAs responded to this question during the 2015 Action Plan. Each PHA's response is outlined below (Source: Public Housing Survey 2015):

Berkeley Housing Authority

Group Membership: No Response

How Often Meet: Twice a year

Organization Structure: We only have 70 residents.

This Housing Authority doesn't have a homeownership program. Due to the size of the Authority all residents are involved with community service and they do not work.

Brick Housing Authority

Group Membership: George Conway Tenant Associations

How Often Meet: Once a Month

Organization Structure: Officers

Group Membership: Forge Pond Tenants Associations

How Often Meet: Once a Month

Organization Structure: Officers

Group Membership: David Fried Social Club

How Often Meet: Once a Month

Organization Structure: Officers

Future Plan is to create a Residential Service Department that will focus on homeownership opportunities as well as additional resources to promote self-sufficiency.

Lakewood Housing Authority

Group Membership: Unknown

How Often Meet: Monthly

Organization Structure: Officer – President

The JFK Development will be revitalized and have a new management in April 2015. All residents will be relocated and returned to the new development to be called Chambers Crescent.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Each PHA is recognized as a "high performer," according to the United States Department of Housing and Urban Development (HUD). The PHAs responded to this question during the 2015 Action Plan. Each PHA's response is outlined below (Source: Public Housing Survey 2015):

Berkeley Housing Authority

Current HUD Rating: 95

Reporting Year: 2013

HUD Comments: High Performer

Brick Housing Authority

Current HUD Rating: 98

Reporting Year: 2012

HUD Comments: High Performer

Lakewood Housing Authority

Current HUD Rating: 97

Reporting Year: 2013

HUD Comments: High Performer

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

While the County does not receive Emergency Solution Grant (ESG) funds from HUD, it does support the Continuum of Care (CoC) model. Service providers perform one of the key components of the CoC model which is outreach to the homeless and those at-risk of becoming homeless. The process is aimed at ensuring that each individual receives the services that are appropriate to their circumstances. As there is no proposed funding for this action, there is no specific goal in the 2019 Action Plan.

The County of Ocean is dedicated to improving the housing opportunities for all of its residents, especially the homeless population and those threatened with homelessness. Governments and non-profit agencies, including religious organizations, will continue to provide the facilities and services to meet the immediate needs of homeless individuals and families and help prevent individuals and families from becoming homeless. The County of Ocean and its partners have stated that the funds that are reasonably expected to be made available for homeless programs will be utilized to assist in preventing homelessness, to rapidly re-house people when homelessness cannot be prevented, and to provide wraparound services that promote housing stability and self-sufficiency.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Ocean County, along with its partners, will utilize many avenues to provide outreach and education to the homeless population, including those persons who are classified as unsheltered. For instance, the Ocean County Board of Social Services (BOSS) in its initial encounter with a potential homeless person or family will utilize its assessment tool that allows its personnel to conduct an initial screening and to make an appropriate referral. The following actions will be taken by the County and its partners to contact and educate the homeless population and to assess their immediate needs:

- The Ocean County Board of Social Services (BOSS) will continue to serve as the main point of access for homeless services in Ocean County as well as the key source of data collection. Homeless individuals will continue to be referred to the BOSS from the County's Continuum of Care (CoC) program, as well as, from law enforcement organizations.
- The County's Sheriff's Department as well as other local law enforcement agencies will continue to use a universal law enforcement protocol that recommends procedures and best practices to be followed by law enforcement during encounters with homeless individuals and families.
- Regional Nonprofit Public Service Providers will continue to conduct personal interviews with

homeless persons in an effort to determine what programs and services are most needed by a homeless person and family.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the County of Ocean does not receive Emergency Solution Grant (ESG) funding from HUD, it continues to support emergency shelter and transitional housing needs of homeless families and individuals. Examples of this support provided using CDBG public services funds include:

- Interfaith Hospitality Network of Ocean County | Emergency Shelter & Assistance to Homeless Families with Children
- Ocean's Harbor House | Abused, Neglected, & Abandoned Children
- Providence House [Catholic Charities] | Battered & Abused Spouses

During FY 2019 the County of Ocean will continue to provide funding (both federal and non-federal) for the operation and maintenance of local emergency shelters and transitional housing facilities and for the implementation of programs by the facilities' staff. These facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic abuse, homeless veterans, unaccompanied youth, and the chronically homeless.

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 Ocean County Homelessness Prevention and Assistance Coalition (HAPC) 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 stability in permanent housing as rapidly as possible.

The purposes of HPAC are:

- To provide information and engage with the homeless population of Ocean County to enhance their knowledge of available services and service providers.
- To serve as a forum to analyze and discuss emerging housing needs of the homeless population and those at imminent risk of homelessness in Ocean County.
- To support planning and development of services to meet prioritized needs of homeless individual and those at-risk of homelessness in Ocean County.
- To develop and implement a coordinated community-based strategy for preventing

homelessness when possible and rapidly rehousing those who become homeless in Ocean County through permanent supportive housing solutions, stabilization of at risk households, education and economic opportunities to promote self-sufficiency, and other mainstream and social services.

- To coordinate Ocean County's resources to effectively identify and address the needs of the county's homeless population.
- To create and maintain systemic approaches to addressing homelessness through collaboration with community and government organizations and liaison relations with statutorily created and other administrative or advisory boards, which are concerned with homeless services.
- To create and use data and performance measurement tools to evaluate and improve the county's response to homelessness, particularly projects funding through the US Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program.

To apply for funding from the US Department of Housing and Urban Development (HUD) under the Continuum of Care (CoC) Program and other funding programs for the homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County will continue to partner with the local Continuum of Care (CoC) to support efforts made to implement local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution. The CoC has a discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

Discussion

The County has a number of services and programs that offer assistance to individuals, families and those with chronic disabilities. The County of Ocean does address the priority housing and supportive service needs of persons who are not homeless but require supportive houses. Some special needs services are currently being addressed through County sponsored programs. The elderly population and senior citizen activities are assisted through the County's social service programs while many senior activities are facilitated by the Ocean County Office of Senior Services. Special needs services are addressed by the County through coordination with a network of social service providers, and through funding via CDBG. Services that are not directly provided by the County include housing for persons with HIV/AIDS, foster care, and programs for mental health disorders or substance abuse issues.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Regulatory barriers have become more widespread as communities seek to limit development of market rate, rental, and affordable housing. The current regulatory framework, such as restrictive zoning, excessive impact fees, growth controls, inefficient and outdated building and rehabilitation codes, multifamily housing restrictions, and excessive subdivision controls, can make building a range of housing types difficult, if not altogether impossible, in many areas. The United States Department of Housing and Urban Development (HUD) indicates in its reporting the following:*

*(Source: <http://www.huduser.org/portal/Publications/wnioc.pdf>):

- **Increased complexity of environmental regulation** - Environmental protection regulation has increased in complexity, resulting in lengthy review and approval processes, additional mitigation requirements, and new requirements for consultants. Inefficient implementation of environmental regulations results in higher development costs and restricted development opportunities.
- **Not In My Backyard (NIMBY)** - Many suburban communities continue to enact affordable housing restrictions, use exclusionary zoning practices, impose excessive subdivision controls, and establish delaying tactics for project approvals. These development barriers can effectively exclude rental and affordable housing development in a community.
- **Impact fee expansion** - Impact fees are an accepted and growing mechanism to finance the infrastructure and public services associated with new development. Although some impact fees reflect actual front-end infrastructure development costs, others are disproportionate to communities' actual costs, reflect an unnecessarily high level of infrastructure investment, or are assessed in a regressive manner.

Urban barriers - building codes, rehabilitation, and infill development - Slow and burdensome permitting and approval systems, obsolete building and rehabilitation codes, and infill development difficulties remain serious impediments to affordable housing development in urbanized areas.

Actions it planned 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

The list below is several strategies for overcoming the negative effects that serve as barriers to affordable housing:

- Extending the useful life of existing affordable housing through rehabilitation, weatherization, and repair programs

- Public Housing Authorities (PHAs) and regional non-profit housing agency partnerships provide housing and support services for low and moderate income families that include programs which promote self-sufficiency programs for individuals and families, apprenticeship and job training, interview and job search assistance, child-care assistance, literacy training. PHAs invest in communities through the municipal governing boards, enhance public programs that hire within, increase business ownership, build partnerships that promote and address shared objectives and coordinate strategies for furthering fair and affordable housing
- Other governmental agency partnerships, including programs that provide housing assistance, low-income energy assistance, child-care, domestic violence referrals, Temporary Assistance for Needy Families (TANF) case management, food stamps, protective services and referrals for seniors, vocational training for employment, education, and life skills
- Education

Discussion

The County of Ocean addresses barriers to affordable housing through actions taken to augment fair housing choice and overcome the effects of impediments to fair housing choice as outlined in the Ocean County's Analysis of Impediments to Fair Housing Choice (AI).

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

Introduction

Ocean County is active in devising strategies to address the needs of low and moderate income persons, homeless families, and underserved populations. The majority of the plans and strategies mentioned in the section below are direct County actions which are implemented in collaboration with the non-profit community, municipalities, and interested partner agencies. The County implements a wide range of programs aimed at fostering and maintaining affordable housing. Actions to reduce and eliminate lead-based paint hazards are coordinated with the Ocean County Department of Health, but the County, through its housing programs, strictly enforces lead-based paint abatement requirements on units constructed prior to 1978, and those units and public buildings which accommodate or house children.

The following discussions will outline the specific actions that the County will take to address underserved needs, affordable housing, lead paint hazards, poverty level of families in the County. The County will develop an institutional structure to ensure the success of activities aimed at low and moderate income persons.

Actions planned to address obstacles to meeting underserved needs

Ocean County's underserved communities include the elderly and the frail elderly, individuals with HIV/AIDS, individuals with physical or mental disabilities, homeless, youth, and extremely low-income households. During FY 2019, the County plans to undertake the following actions:

- Applying for funding from Federal and/or State sources to better focus on the underserved needs of the County, and supporting funding applications from other entities within its jurisdiction.
- Providing access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups and by providing down payment and closing costs assistance, along with mortgages at affordable rates to enable homeownership.
- Providing support to homeless individuals and families, and other members of underserved populations, by allocating funds to non-profit agencies that provide services to those populations.
- Promoting cooperation between agencies by participating in different coordinating bodies in the County, such as the Community Housing Advisory Committee (CHAC), and the Homelessness Prevention and Assistance Coalition (HPAC).
- Addressing infrastructure deficiencies in low and moderate income areas that includes identified CDBG Target Areas.
- Supporting housing for seniors that includes senior only unit housing projects for the elderly and the frail elderly, rental assistance, and senior referral and socialization service.
- Tenant-based rental assistance (TBRA) and other forms of emergency housing and utility

assistance to prevent homelessness set of circumstances

- Supportive housing for the physically and the mentally disabled that includes rehabilitation and development of housing stock.
- Supporting CDBG and Continuum of Care (CoC) programs for individuals and families with children to prevent a homelessness set of circumstances
- Supporting programs that distribute and target the extremely-low, and the low income with housing and public service that may include tenant based rental assistance (TBRA), housing rehabilitation and rental assistance, public safety, medical and dental care, and family counseling.

Actions planned to foster and maintain affordable housing

The County of Ocean will continue to invest grant funds into affordable housing projects that provide rental and homeownership opportunities for low and moderate income households. The County of Ocean will preserve and enhance the supply of affordable housing for extremely-low, low and moderate income residents by implementing the following activities, among others:

- Provide down payment and closing cost subsidies to eligible extremely-low, low and moderate income to income eligible first time homebuyers.
- Provide HOME (entitlement and set-aside) Program funds to certified Community Housing Development Organizations (CHDOs), housing developers, or a partnership of these groups, for the development and rehabilitation of multifamily rental and single-family ownership housing, and the acquisition with or without rehabilitation of single family housing.
- Provide HOME program financial assistance to eligible households for the rehabilitation of existing homeowner occupied residences
- Leverage HOME funding, wherever possible, to ensure optimal financial capacity
- Continue providing 24-month rental subsidies through the Tenant-Based Rental Assistance (TBRA) housing program.
- Preserve affordable housing through liaising with housing agencies to effect measures aimed at foreclosure prevention, mortgage modifications, refinance and other work out strategies to retain decent and safe housing options.
- Continue to ensure that houses constructed, purchased or rehabilitated with HOME and other Federal/State funds remain affordable for a prescribed period. This criterion will be enforced via deed restrictions and monitoring.
- Continue supporting of the Public Housing Authorities (PHAs) Workforce Housing Programs. These programs are mandated to provide a specific number of housing units in a new residential development for households with incomes of 60-140% of AMI.

Actions planned to reduce lead-based paint hazards

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 that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit. The Ocean County Department of Health (DOH) is responsible for lead hazard exposures within Ocean County. In implementing its housing rehabilitation programs, the Ocean County Department of Planning (OCPD) conducts a LBP Assessment of all units constructed prior to 1978. OCPD uses up to \$10,000 per single family detached housing unit for inspections for LBP; hazard reduction of LBP; and the temporary relocation of occupants during the hazard reduction phase of the process.

The County will undertake some of these actions to address and/or reduce lead-based paint hazards:

- Promote lead hazard remediation efforts by providing families, communities, and professionals with knowledge and technical assistance regarding lead-based paint testing and abatement programs
- Promote awareness and disseminate information about lead hazards, recalled toys, and other children's products.
- Coordinate lead source identification with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with all rehabilitation programs and codes.
- Require inspections of residential structures built prior to 1978 for lead based paint hazards as they relate to non-emergency rehabilitation funded under an OCPD-operated Federal or State program.
- Require lead based paint inspections of commercial buildings built prior to 1978 if the buildings will be used by children and if funding for the rehabilitation/improvement, was provided from an OCPD-operated Federal, State, or local program.
- Ensure at-risk children are screened for lead poisoning.
- In New Jersey, Medicaid eligible children, particularly under the age of 72 months, are required to be tested for lead poisoning. All blood lead test results are reportable and results greater than or equal 10 µg/dL will be reported to the County Health Department for inclusion in the Children's Lead Poisoning Database.
- Allocate funds to cover the costs of the LBP testing and the LPB abatement, in connection with the rehabilitation of housing units.
- Advise property owners who receive housing rehabilitation funds through the OCPD’s housing programs of potential LBP contamination in older homes.
- Keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations.
- Educational First-time Home Buyer workshops that provide information of lead-based paint hazards and are provided the EPA pamphlet *Protect Your Family from Lead in Your Home*.

Actions planned to reduce the number of poverty-level families

The County and its partners will continue to assist families living in poverty through family stabilization programs, employment related supportive services, and provisions of affordable housing. The County of Ocean funds anti-poverty programs that target prevention, crisis services, transitional services, and long-term support for homeless individuals. Additional funding was also allocated for programs that provide services for those with special needs.

The County's planned actions to reduce the number of poverty-level families are as follows:

- Advocate for services and funding to promote self-sufficiency and economic stability.
- Coordinate and share data with other organizations that plan and develop financial growth and job training.
- Assist seniors, veterans, and current members of the armed forces to attain optimal independence.
- Continue to support and fund activities undertaken by O.C.E.A.N. Inc., the County's anti-poverty agency.
- Continue to support housing agencies and the Public Housing Authorities (PHAs) Family Self-Sufficiency Programs to assist at-risk families and family members with various educational, health care and other services including economic stability and self-sufficiency services to enable individuals/families to be self-supporting.
- Continue to assist the Ocean County Board of Social Services (BOSS) which provides funding to non-profit agencies to administer health and human service programs.
- Support the County's OneStop Center which operates a full service career centers to provide employer/employment opportunities.
- Use HOME funds to fund a tenant based rental assistance (TRBA) program to serve homeless and impoverished families.
- Use CDBG public service funds to fund non-profits that implement a homeless prevention program.

Actions planned to develop institutional structure

Ocean County has relatively strong institutional structure which manages and delivers benefits from community development programs. Entities involved in this endeavor are departments of Ocean County government, private non-profit organizations, other governments, public agencies, regional planning councils, and various special purpose committees and bodies. In this structure, the following County departments are integrally involved: Planning, Board of Social Services (BOSS), Department of Health, Department of Human Services, Veterans Service Bureau, and Senior Services among other agencies.

Ocean County continues to evaluate the operation of each of its community development programs in order to: ensure that operations are within regulatory requirements, maximize the number of persons to benefit, and ensure easy access to these benefits by eligible persons. The following are currently underway or will be undertaken during the year:

- Identify the number of Low-Moderate Income (LMI) areas targeted to receive special assistance.
- Pursue relationships between the County and non-profit and for-profit housing providers of affordable housing.
- Actively coordinate with inter-local municipal partners, Subrecipients, and Community Housing Development Organizations (CHDOs) in the preparation of the annual action plan.
- Participate in various committees that manage the Continuum of Care (CoC) and Homelessness Prevention and Assistance Coalition (HPAC).
- Provide direct home ownership assistance to families otherwise unable to meet down payment and closing cost requirements.
- Participate in training and conferences with affordable housing and public service providers.
- Engage and inform citizens with the County’s Citizen Participation Plan (CPP) process.

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

The County of Ocean’s Planning Department (OCPD) acts as the coordinating entity and administrator for the Consolidated Plan, the annual Action Plan, and the program development and management. The CDBG and HOME programs utilize federal, state, and local resources and partnerships with local public and private entities, Subrecipients, and public service providers to achieve common goals of providing affordable housing, and social services to effectively address the needs of the low-and moderate-income residents. The following summarizes the coordination between Ocean County and municipal and public and private providers of housing, homeless, public services and public facilities and infrastructure.

Housing

Coordinate with the three (3) Public Housing Authorities (Berkeley, Brick, and Lakewood), HOME designated Community Housing Development Organizations (CHDOs), CDBG Rehabilitation; Single-Use Residential, the Subrecipients, O.C.E.A.N., Inc., Homes For All, Inc., and Northern Ocean Habitat for Humanity, and the Community Housing Advisory Committee (CHAC).

Homelessness

Coordinate with the Board of Social Services (BOSS), the Homelessness Prevention and Assistance Coalition (HPAC), Continuum of Care (CoC), Health Department, Human Services Department, the medical care and hospitals, and the non-profit entities providing homeless assistance that includes the community and youth shelters.

Public Services

Coordinate with CDBG-funded non-profit organizations that provide: child care services, support for victims of domestic violence, support for individuals battling substance abuse, mental health care, and

services for the elderly and the young.

Public Facilities and Infrastructure Improvements

Coordinate with other Ocean County Departments and municipal partners to ensure the provision of adequate public facilities and infrastructure.

Discussion

Program Specific Requirements

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

Introduction

The County of Ocean receives an annual allocation of CDBG and HOME funds. Since the County receives these federal allocations the questions below have been completed, as applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	30,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County of Ocean does not use forms of investment not described in §92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provision

The County complies with § 92.254 and has developed resale and recapture guidelines for its HOME funded programs. The First-time Homebuyers Program offers a direct subsidy of \$10,000.00 for down payment and closing cost assistance secured by a deferred loan, mortgage and mortgage note with an affordability period of six (6) years. The County's program guidelines contain the following recapture provision: If the home transfers title within the six (6) year affordability period, the HOME recipient is subject to recapture of the entire amount of the HOME funded direct subsidy. There is no interest associated with the repayment. All recaptured funds will be reallocated into the HOME Program. If the HOME recipient maintains ownership of the home for the entire six (6) year affordability period, the lien is forgiven. With regard to the Housing Rehabilitation Program, home improvements are provided to eligible homeowners in the form of a Deferred Loan Agreement, which creates a ten-year (10) lien on the property. If the property transfers ownership within ten (10) years, the County will recapture all or a portion of the HOME funds associated with the project. The County's program guidelines contain the following recapture guidelines; a reduction of repayment during the affordability period, depending on how long the loan was in effect. For the first five years of the affordability period, any change of title will constitute the full recapture of the HOME assisted funding. Thereafter, repayment is prorated as follows: six (6) years - 80% repayment, seven (7) years - 65% repayment, eight (8) years – 50% repayment, nine (9) years – 25% repayment and ten (10) years – 0% repayment. There is no interest associated with these loans. If the homeowner remains in the home for the full term of ten (10) years, the lien is forgiven. All recaptured funds will be reallocated into the HOME Program. Funding for the Tenant-Based Rental Assistance Program is provided to participants in the form of a grant as a rental subsidy; therefore, there is no resale or recapture provision associated with this program.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The CHDO Program guidelines and Agreements also state that housing units assisted with HOME funds must meet the affordability requirements set forth in 24CFR 92.252 and shall be enforced by a deed restriction on the property. The deed restriction shall be duly filed with the Ocean County

Clerk. Affordability restrictions remain in force regardless of transfer of ownership.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County of Ocean does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

