

FY 2019 Draft Action Plan

Toms River CDBG

3/14/2019

Toms River Division of Community Development

Erika Stahl

Executive Summary

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

1. Introduction

Toms River Township is anticipating an allocation of \$364,015.00 for the fiscal year 2019 CDBG program, an amount that is level with 2018 funding allocation amount. The Township is not reallocating old funding, as this was completed as part of the FY 2018 Fiscal Program Year amendment. The fiscal year 2019 funds are proposed to be allocated to four housing rehabilitation agencies: Hands for All, Ocean In., Habitat for Humanity Brush with Kindness, and Toms River Township Housing Rehabilitation Program. In total, the Township is proposing to allocate \$217,790.00 (59.8% of the total allocation) for housing rehabilitation assistance programs. The Township will also be funding \$25,000.00 to ADA improvements to the Toms River Business Improvement District building for ADA access to public meeting offices and retail incubator space. Funds were also distributed to 15 nonprofits to provide public services for a total of \$53,100.00 (14.6 % of total funds).

Income received from the Township Housing Rehabilitation Program is automatically provided to the currently active housing rehabilitation program fiscal year. In Fiscal Year 2018, Toms River Township received \$32,270.00 in program income from the Township Housing Rehab program. Any program income received will be maintained for housing rehabilitation projects. All program income has been spent.

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.

1. Housing Assistance – provide assistance to non-profits to run temporary homeless warming center and emergency temporary assistance. The Township is funding Faith Fellowship Outreach Ministries and Haven Beats the Street to operate temporary homeless warming centers. The Hope Center was selected to continue providing emergency temporary homeless assistance.

2. Housing Rehabilitation – Homeowner and rental rehabilitation programs. Toms River Township Housing Rehabilitation program places a zero interest loan on any property rehabilitated through the Township program. Ocean Inc. will provide housing rehabilitation assistance to renters with permission of landlord. Nonprofits offer assistance to mobile homeowners as well.

3. Public Services – Public Service providing a low/moderate income housing benefit or serving other needs. The Township will continue to fund the four public service homeless assistance providers as well as programs offering assistance to other non-homeless special needs such as the elderly and disabled.

4. Fair Housing Service – Fair Housing Officer provided to respond via telephone and email correspondence to fair housing compliant and/or concerns. Inventory of calls, subject matter and actions are tracked. Responsible for assisting public complete Fair Housing HUD form and sending compliant to federal or state attorney general level if local correspondence with landlord does not resolve problem. Most calls received are for assistance finding affordable housing, so individual also functions as affordable housing liaison.

5. Special Economic Development – No applications were received for this item.

All programs will benefit low/moderate income individuals or households.

3. Evaluation of past performance

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

The Township assesses past performance of applicants. Applicants that do not spend their funding in a timely fashion receive lower scores on the ranking sheets. In addition, the Township reviews prior goals and sees if the prior year funding was sufficient to meet those goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Toms River Township developed a schedule for the 5th Fiscal Year Action Plan. The schedule and invitation to participate were mailed to all known religious organizations within the Township. The invitation also requested that the notice and schedule be forwarded to all those that they served. The

Township also advertised the notice in the Asbury Park Press in English and Spanish and Los Latinos Unidos, a Spanish publication.

The Township hosted two Public Action Plan Pre-Development Hearings. At the first hearing held on January 22, 2019 at 6:00pm, the Township provided the a copy of the application for funding, provided an overview of the CDBG program, provided eligibility criteria and answered questions from the public. The Public was requested to provide comments, questions. Several member of the public were in attendance.

The second Pre-development Action Plan Pre-Development Hearing was held on February 26, 2019 at 6:00pm. At this hearing the public was provided with a summary of all the recieved applications and their requests and the Mayor's Affordable and Fair Housing Committee recommendations. The public was encouraged to provide comments and/or questions. Five public members were present. The Mayor's Affordable and Fair Housing Committee had requested that True Vine and Faith Fellowship Outreach Ministries be invited to provide presentations and clarify what they were requesting as their applications were unclear. The two groups presented and they were requested to modify their actions to be performed to spending funds on items such as gas for transportation and other operating expenses. They had agreed to limit their use of funds to such items and to modify their applications by the following Monday March 4, 2019 so that they could be included in the action plan. The public had recommended that the group receive funding as had been recommended by the Mayor's Affordable and Fair Housing Committee.

Two public hearings were hosted after the Action Plan was created. The first hearing was scheduled for April 19, 2019 and the second hearing was scheduled for May 2, 2019 at 6:00pm in the Community Room in town hall. The draft action plan was presented at both hearings and the public was provided an opportunity to provide their comments.

Toms River Township strives to collaborate with various agencies that provide social services, public services, affordable housing assistance, and develop affordable housing. Input from these agencies allows the Township to develop a holistic approach to developing its goals and objectives for the use of Community Development Block Grant funds. Toms River Township consults with the Mayor's Affordable and Fair Housing Committee, Ocean County Housing Advisory Committee (CHAC), and the public.

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.

At the Mayor's Affordable and Fair Housing meeting hearing, and reiterated at the second predevelopment public hearing, the following comments were recieved:

1. Toms River Township had concerns about funding two non-profits due to their request for crowdsourcing funding request. The committee had requested that the Township provide an opportunity to Faith Fellowship Outreach Services and True Vine to respond to concerns about their existing application and provide opportunity to modify applications at 2nd Public Hearing. Township mandated that a representative from True Vine and Faith Fellowship Outreach Services attended the 2nd Public Hearing.

2. True Vine and Faith Fellowship Outreach Services attended the 2nd predevelopment meeting and presented about their organizations, missions, programs, and what the funds would be utilized. The group was requested to modify the action items for crowdsourcing (which could trigger any funds raised to be treated as program income) to operating costs, gas for transportation and other basic necessity items (toiletries, foods, etc) for clients as well as provide copies of their intake forms and provide more information about their financial system and monitoring systems. Both groups agreed to submit the requested changes by the following Monday. At the conclusion of their presentations the public agreed to fund both groups as part of the 2019 Action Plan. Both groups were also advised to participate in the Ocean First Crowdsourcing program to assist them in fundraising through crowdsourcing. No other comments were received.

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

All comments have been accepted to date. The two action plan hearings have not occurred yet and this section will be modified to reflect any changes respective to those meetings.

7. Summary

Toms River Township utilizes its CDBG resources to assist the most vulnerable populations in Toms River. The Township is fortunate to have nonprofits that can partner with the Township to assist its residents and public members that are interested in ensuring that the funds are properly utilized. All selected programs benefit low/moderate income households and/or individuals.

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	Toms River	David Roberts

Table 1 – Responsible Agencies

Narrative

Toms River Township is an entitlement community and receives CDBG funding. Toms River Township is a part of the Ocean County Consortium. The Ocean County Consortium receives HOME funding.

Consolidated Plan Public Contact Information

David Roberts

33 Washington Street

Toms River, NJ 08753

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

1. Introduction

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

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

Toms River Township created a Mayor's Affordable and Fair Housing Committee consisting of members from affordable housing advocates, affordable housing developers, Ocean County Board of Social Services, and nonprofit agencies that service low moderate income clients. The nonprofit agencies included Ocean Inc. which provides counseling, educational services, affordable housing services, housing rehabilitation and other services to assist low-moderate income clientele. In addition, the Township has representatives that advocate for recently released prisoners and their needs. The Township did have a representative from PFLAG that represented the gay and transgender community. However, the organization has requested to be removed from the committee.

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Ocean County Continuum of Care is run through the Ocean County Department of Health. Toms River attends all meetings with the Ocean County Housing Advisory Committee (CHAC). The Ocean County Department of Health sends a representative to the CHAC meetings. In addition, the Township

reviews and provide a letter of support to the COC that is submitted with their application to the U.S. Department of Housing and Urban Development.

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 Township does not receive ESG funds. The Ocean County Department of Human Services receives ESG funds as well as some nonprofit agencies within Ocean County. New Jersey receives ESG funds. New Jersey distributes housing vouchers to families in need of assistance in Toms River Township since it is not serviced by a public housing authority.

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 INC./VFW
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ocean Inc. is a member of the Mayor's Affordable and Fair Housing Committee and provides information about the needs of the low/moderate income population in Toms River.
2	Agency/Group/Organization	Ocean County Housing Consortium
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The members of the housing consortium attend the CHAC meetings hosted by Ocean County. The Housing Consortium consists of Toms River Township, Brick Township, Lakewood Township, Ocean County Planning Department, Ocean County Board of Social Services, and housing advocates.
3	Agency/Group/Organization	HOMES FOR ALL
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	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 / Hands for All is a member of the Mayor's Affordable and Fair Housing Committee and provides information about the needs of the low/moderate income population in Toms River.
4	Agency/Group/Organization	Northern Ocean Habitat For Humanity, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity Brush with Kindness is a member of the Mayor's Affordable and Fair Housing Committee and provides information about the needs of the low/moderate income population in Toms River.

5	Agency/Group/Organization	Ocean County Board of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ocean County Board of Social Services is a member of the Mayor's Affordable and Fair Housing Committee and a member of the Ocean County CHAC.

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

Solutions to End Poverty Soon is a member of the Mayor's Affordable and Fair Housing Committee and was invited to participate in the Action Plan process, however elected not to attend meetings.

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	Township provides assistance to individuals / households and organizations that assist individuals/ households that are not covered by the Continuum of Care Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

Toms River Township's Mayor's Affordable and Fair Housing Committee includes representatives from affordable and fair housing advocates, affordable housing builders, ADA committee, financiers of affordable housing and township officials.

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

Toms River Township developed a schedule for the 5th Fiscal Year Action Plan. The schedule and invitation to participate were mailed to all known religious organizations within the Township. The invitation also requested that the notice and schedule be forwarded to all those that they served. The Township also advertised the notice in the Asbury Park Press in English and Spanish as well as published the notice in Los Latinos Unidos, a Spanish publication.

The Township hosted two Public Action Plan Pre-Development Hearings. At the first hearing held on January 22, 2019 at 6:00pm, the Township provided the a copy of the application for funding, provided an overview of the CDBG program, provided eligibility criteria and answered questions from the public. The public was requested to provide comments, questions. Several member of the public were in attendance.

The second Pre-development Action Plan Pre-Development Hearing was held on February 26, 2019 at 6:00pm. At this hearing the public was provided with a summary of all the received applications and their requests and the Mayor's Affordable and Fair Housing Committee recommendations. The public was encouraged to provide comments and/or questions.

Two public hearings were hosted after the Action Plan was created. The first hearing was scheduled for April 9, 2019 and the second hearing was scheduled for May 2, 2019 at 6:00pm in the L. Manual Hirshblond meeting room in town hall. The draft action plan was presented at both hearings and the public was provided an opportunity to provide their comments.

A 30-day review period began on March 18, 2019 to April 18, 2019, followed with a 15-day comment period from April 18, 2019 to May 2, 2019. Comments are received during the 30 day review period as well as the 15 day review period. A copy of the action plan is made available at town hall, the Ocean County Library and the Ocean County Planning Department office.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	8 members attended the first predevelopment hearing (application hearing), 5 members of the public attended second predevelopment meeting and ___ attended the Action Plan Hearings.	Provide opportunity to True Vine and Faith Fellowship Outreach Services to answer concerns about their applications and allow modifications if they are willing so they comply with CDBG program.	All comments were accepted.	

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)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>see meeting attendance.</p> <p>Newspaper advertisement was to advertise meetings above.</p>	<p>see comments above. Newspaper advertisement was to advertise meetings above.</p>	<p>All comments were accepted.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Toms River Township is anticipating an allocation of \$364,015.00 for the fiscal year 2019 CDBG program, an amount that is level with 2018 funding allocation amount. The Township is not reallocating old funding, as this was completed as part of the FY 2018 Fiscal Program Year amendment. The fiscal year 2019 funds are proposed to be allocated to four housing rehabilitation agencies: Hands for All, Ocean In., Habitat for Humanity Brush with Kindness, and Toms River Township Housing Rehabilitation Program. In total, the Township is proposing to allocate \$217,790.00 (59.8% of the total allocation) for housing rehabilitation assistance programs. The Township will also be funding \$25,000.00 to ADA improvements to the Toms River Business Improvement District building for ADA access to public meeting offices and retail incubator space. Funds were also distributed to 15 nonprofits to provide public services for a total of \$53,100.00 (14.6 % of total funds).

Income received from the Township Housing Rehabilitation Program is automatically provided to the currently active housing rehabilitation program fiscal year. In Fiscal Year 2018, Toms River Township received \$32,270.00 in program income from the Township Housing Rehab program. Any program income received will be maintained for housing rehabilitation projects. All program income has been spent.

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	364	32,270	0	32,634	0	FY 2019 Fiscal Year Allocation. Last year of Con Plan.

Table 5 - 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

Toms River Township provides points to non-profits that leverage additional funds as part of the application ranking process. It is anticipated that \$ 2,095,387.00 will be leveraged for an anticipated allocation of \$315, 641.30. This amounts to approximately \$5.75 leveraged per one dollar of CDBG funds.

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 Action Plan does not call for construction of new dwellings. Affordable Housing construction is addressed in the Toms River Township Housing Master Plan Element. All Affordable Housing units must be affirmatively marketed and meet income eligibility in accordance with the

Council on Affordable Housing (COAH) regulations. The Township's Affordable Housing Plan was approved by the courts for certification in mid-December of 2016, since COAH has been inactive. The Township Planning Board and Township Council has adopted in the New Housing Master Plan Element and has adopted new land use ordinances to ensure implementation of the plan. In addition, the Township approved and adopted a new Affirmative Marketing Plan and Affordable Housing ordinances as directed by the Court Master. The new Affordable Housing ordinances require all new multi-family housing complexes with six or more units to provide onsite affordable housing and does not allow a payment in lieu of construction. In addition, the new ordinance requires a certain percentage of the low income dwelling units to be reserved for very low income individuals. The Township has submitted all documentation to the Court Master and is waiting for a final compliance hearing date. It is anticipated that the hearing will occur sometime in 2019.

Discussion

Toms River Township maximizes its CDBG funding by ensuring that it complies with the needs that were identified in the 5-year Consolidated Plan.

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 Rehabilitation	2015	2019	Housing Rehabilitation		Residential energy efficient emergency improvement owner occupied housing rehabilitation Accessibility improvements ADA(handicapped ramp) Residential lead based paint testing/removal	CDBG: \$217,790	Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Planning & Administration	2015	2019	Administration			CDBG: \$52,225	Other: 0 Other
3	Public Services	2015	2019	Non-Housing Community Development		Emergency Housing for homeless Permanent housing for homeless/rental assistance	CDBG: \$53,100	Public service activities for Low/Moderate Income Housing Benefit: 800 Households Assisted
4	Fair Housing Services	2015	2019	Fair Housing		Fair Housing	CDBG: \$14,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities	2015	2019	ADA Accessibility		ADA Accessibility to public facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Homeowner and rental rehabilitation programs. Toms River Township Housing Rehabilitation program places a zero interest loan on any property rehabilitated through the Township program. Ocean Inc. will provide housing rehabilitation assistance to renters with permission of landlord. Nonprofits offer assistance to mobile homeowners as well.
2	Goal Name	Planning & Administration
	Goal Description	Portion of funds are utilized for Fair Housing. Administration of CDBG program which entails creating Action Plans, CAPERS, MBE, WBE, and other required reports. Creation of Subrecipient Agreements, monitoring, environmental regulation compliance documentation, etc.
3	Goal Name	Public Services
	Goal Description	Public Service providing a low/moderate income housing benefit or serving other needs. The Township will continue to fund the Hope Center public service homeless assistance program and Heaven Beats the Street Code Blue emergency center public service program in 2019. In addition, Toms River Township will fund True Vine to continue to provide services to low/moderate income individuals and Faith Fellowship Outreach Ministries to provide heating and cooling centers and other services to the homeless. The Township will also continue to provide programs offering assistance to other non-homeless special needs such as the elderly and disabled, youth, victims of domestic violence, and veterans.

4	Goal Name	Fair Housing Services
	Goal Description	
5	Goal Name	Public Facilities
	Goal Description	The Township will fund ADA improvements to the downtown Business Improvement District building for ADA improvements. ADA improvements will allow access to community rooms and restroom facilities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Toms River Township is anticipating an allocation of \$364,015.00 for the fiscal year 2018. The funds were allocated to four housing rehabilitation agencies: Hands for All, Ocean In., Habitat for Humanity Brush with Kindness, and Toms River Township Housing Rehabilitation Program. Funds will also be distributed to the Hope Center, Haven Beats the Street and Faith Fellowship Outreach Ministries to provide homelessness assistance public service programs. Toms River Township will also be providing funds to ADA improvements to the Downtown Business Improvement Building for access to meeting rooms and common spaces (restrooms and hallways). Funds were also distributed to 15 nonprofits to provide public services.

All program income received from the Township Housing Rehabilitation Program is automatically provided to the currently active housing rehabilitation program fiscal year.

#	Project Name
1	Housing rehabilitation - financial assistance
2	Hands for All
3	OCEAN, Inc
4	Habitat for Humanity
5	Housing Rehab Administration
6	Administration Personnel
7	Toms River Business Improvement District
8	Faith Fellowship Outreach Ministries
9	Haven Beats the Streets
10	The Hope Center
11	True Vine Community Services
12	Big Brothers Big Sisters
13	The Arc
14	Interfaith Hospitality Network
15	Ocean's Harbor House
16	Salvation Army
17	Providence House
18	Contact of Ocean County
19	Community Services
20	Caregiver Volunteers of NJ

#	Project Name
21	Toms River Youth Services
22	Toms River Senior Center

Table 7 – Project Information

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

The Township utilizes the 5-year objectives and goals identified in its 5 Year Consolidated Plan for its CDBG program. The 5-year Con Plan utilized surveys (public and agency surveys), public comments, meetings with the Ocean County Consortium and Toms River Mayor's Affordable and Fair Housing Committee to identify needs of residents in Toms River Township as well as established goals and objectives based on those needs. Only obstacle to addressing underserved needs is the reduction in funding. The Township receives requests for approximately more than double the allocation amount each year, however must decide which projects to fund based on the greatest needs. High priority goals and objectives are funded first based on type of category.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing rehabilitation - financial assistance
	Target Area	
	Goals Supported	
	Needs Addressed	owner occupied housing rehabilitation
	Funding	:
	Description	Provide Housing Rehab to income qualifying households. Rehab includes roof, windows, doors, heating units, interior work such as bathrooms to include handrails and walk in showers if necessary
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	approximately 10 - 12 households will be assisted
	Location Description	most rehabs will be located in the senior communities of Toms River Township
	Planned Activities	
2	Project Name	Hands for All
	Target Area	
	Goals Supported	
	Needs Addressed	owner occupied housing rehabilitation
	Funding	:
	Description	provide emergency repairs to income qualifying households including handicapped ramps
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	30 - 35 income qualifying households
	Location Description	Toms River Township
	Planned Activities	
3	Project Name	OCEAN, Inc
	Target Area	
	Goals Supported	

	Needs Addressed	owner occupied housing rehabilitation
	Funding	:
	Description	provide roof repairs, heating repairs or replacements including hot water heaters to income qualifying households
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	9 households
	Location Description	Toms River Township
	Planned Activities	
4	Project Name	Habitat for Humanity
	Target Area	
	Goals Supported	
	Needs Addressed	owner occupied housing rehabilitation
	Funding	:
	Description	provide home repairs to income qualifying households
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	7 income qualifying households
	Location Description	Toms River
	Planned Activities	
5	Project Name	Housing Rehab Administration
	Target Area	
	Goals Supported	
	Needs Addressed	owner occupied housing rehabilitation
	Funding	:
	Description	funding towards salaries of individuals associated with the Housing Rehabilitation Program
	Target Date	12/31/0021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Administration Personnel
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	funding towards salaries of individuals associated with the CDBG Program
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Toms River Business Improvement District
	Target Area	
	Goals Supported	
	Needs Addressed	ADA Accessibiity to public facilities
	Funding	:
	Description	provide ADA accessibility to the Downtown Shops in downtown Toms River Township
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	53 Main Street, Toms River Township
	Planned Activities	
8	Project Name	Faith Fellowship Outreach Ministries

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide food, clothing, school supplies as well as a soup kitchen for the homeless as well as a cooling/warming center
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 meals will be served
	Location Description	Lakewood Township but will be providing service to Toms River residents. This will be documented on the intake sheets.
	Planned Activities	
9	Project Name	Haven Beats the Streets
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for homeless
	Funding	:
	Description	provide code blue shelter and life sustaining services to the homeless
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	77 unduplicated at risk individuals
	Location Description	Toms River
	Planned Activities	
10	Project Name	The Hope Center
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for homeless
	Funding	:

	Description	provide emergency shelter in a motel room as well as provide emergency rental assistance
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals
	Location Description	Toms River
	Planned Activities	
11	Project Name	True Vine Community Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	support services to the homeless
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	150 individuals
	Location Description	Toms River
	Planned Activities	
12	Project Name	Big Brothers Big Sisters
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide mentoring services to at risk youth
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 at risk youth individuals
	Location Description	Toms River
	Planned Activities	

13	Project Name	The Arc
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide job training to income qualifying developmentally disabled individuals
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	15 students
	Location Description	Toms River
	Planned Activities	
	14	Project Name
Target Area		
Goals Supported		
Needs Addressed		
Funding		:
Description		provide support and shelter to homeless families
Target Date		12/31/0021
Estimate the number and type of families that will benefit from the proposed activities		35 family members
Location Description		Toms River
Planned Activities		
15		Project Name
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for homeless
	Funding	:
	Description	provide shelter and support services to at risk youth

	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	98 at risk youth
	Location Description	Toms River
	Planned Activities	
16	Project Name	Salvation Army
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide meals to low income & homeless individuals as well as provide an after school program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	125 individuals
	Location Description	Toms River
	Planned Activities	
17	Project Name	Providence House
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for homeless
	Funding	:
	Description	provide shelter and support services to women and their children who are victims of domestic violence
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Toms River
	Planned Activities	

18	Project Name	Contact of Ocean County
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for homeless
	Funding	:
	Description	provide an after hour hotline for emergency homeless calls when Ocean County Board of Social Services is closed
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	753 calls received
	Location Description	Toms River
	Planned Activities	
19	Project Name	Community Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provides meals on wheels program to the homebound elderly
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	280 individuals
	Location Description	Toms River
	Planned Activities	
20	Project Name	Caregiver Volunteers of NJ
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide support services to homebound elderly

	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	2000 individuals
	Location Description	Toms River
	Planned Activities	
21	Project Name	Toms River Youth Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide reduced tuition to income qualifying household that need after school care/summer care
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	Toms River
	Planned Activities	
22	Project Name	Toms River Senior Center
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	provide transportation to elderly to Senior Center where there are meals, exercise, recreational activities, support services with paperwork and outreach services
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	1500 seniors
	Location Description	Toms River

	Planned Activities	
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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

The Township did not fund any projects located in a low moderate income area. However, Housing Rehabilitation Agencies are strongly advised to target low-moderate income areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No funds were directed specifically to a low/moderate income area.

Discussion

No funds were directed specifically to a low/moderate income area. Housing Rehabilitation Projects are encouraged to target the low/moderate income areas as identified by the Census data, however not required to as long as the household qualifies as low and moderate income.

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

Introduction

The Township is committed to affirmative marketing procedures. In fact, the New Jersey Department of Council on Affordable Housing (COAH) requires that the Township affordable housing units comply with affirmative marketing procedures. The Township employs a management service to ensure all Townships affordable housing (owner and rental) complies with affirmative marketing procedures.

In addition, the Toms River Township Division of Community Development employs a Fair Housing Officer who is responsible for promoting fair housing practices throughout the Township. The Fair Housing Officer is in charge of in-taking fair housing complaints, which includes initial investigation and follow-up actions to resolve complaints. Follow-up actions include ensuring that rental apartments are complying with fair housing laws and local procedures that protect tenants. The Township will try its best to resolve problems internally, but when such complaints require actions outside the scope of the Township's services residents will be forwarded to the New Jersey Attorney's office, Ocean Monmouth Legal Services and Legal Services of New Jersey. All complaints are documented. In addition, if such actions require the attention of HUD the Township will forward fair housing complaints to the Newark HUD office.

The Township has prepared an Analysis of Impediments to Fair Housing, which is being utilized to resolve and prevent impediments to Fair Housing. The Township's Analysis of Impediments was submitted to HUD on July 31, 2011. The Township still has not been informed by the Department of Housing and Urban Development if the Township's Analysis of Impediments has been approved. In 2015 HUD published in their register new guidance rules concerning compliance with Fair Housing. The new rules indicate that communities must provide a report identifying barriers to compliance with Fair Housing laws at the time of creation of the new 5 Year Consolidated Plan. The Township anticipates outreaching to organization and data gathering for the new report in 2019 and submitting new report in 2020.

In April of 2018, Toms River Township was a proud host of the 50th Anniversary of the Fair Housing Act. Toms River Township in partnership with Solutions to End Poverty Soon and US HUD hosted a session from 9:00am to 2:00pm on the history of Fair Housing and where Fair Housing is headed. Attendees also learned about their responsibility to enforce the Fair Housing Act and how enforcement/lack of enforcement impacts low/moderate income households.

Currently the Township is working on reviewing all zoning regulations to ensure that current zoning regulations do not impede residents from practicing any religion, thereby restricting them from moving into the Township. The Township has retained the services of a RILUPA legal expert to guide the township through the process of completing the review so as to ensure any new policies or modifications to existing zoning does not infringe on religious rights. In 2019 the Township of Toms River adopted a resolution stating that hate and discrimination in any fashion is not welcome in the community.

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

1. The Township has approved a new Housing Plan Element as part of the Township's 2017 Master Plan and has revised the plan in 2019 to accommodate two new affordable housing sites. The Housing Plan element identifies all existing and proposed affordable housing locations. (completed)
2. The Township has been certified by the Courts as compliant with NJ's Fair Housing Laws and COAH regulations. As part of the court order the Township is required to provide housing for moderate income, low income, and very low income households. The Township must revise its zoning ordinance to reflect this requirement. In late 2017, the Township adopted a new affordable housing ordinance to be in compliance with court order. (completed)
3. The Township must submit its Affirmative Marketing Plan for approval by the court 90 days after the Court has approved the Township's plan (sometime in August). The Township has revised its affirmative marketing plan and is in compliance with court order. (completed)
4. The Township will outreach to STEPS' Fair Housing Officer to have them provide a list of Fair Housing complaints they have received to ensure that they are addressed. The Township hosted a Fair Housing Seminar in 2018. (completed)
5. The Township will maintain zoning for mobile home parks (even though the Township does not receive affordable housing credits for these units). (completed)

6. The Township will intake, follow-up with Fair housing complaints. This follow-up may entail coordinating with Township Law Department, forwarding to NJ Legal Services, Attorney General's Office, and filing a complaint with HUD if warranted. (ongoing)
7. The Township will continue to fund Housing Rehabilitation programs to bring existing dwellings of low to moderate income individuals in compliance with building codes. The Township has no authority to modify building codes, since only the state adopts building codes. The Township will also continue to provide funding for emergency housing assistance. (ongoing)
8. The Township will continue to waive homeowner fees for ADA ramps and/or chair lifts in locations where lots cannot accommodate ADA ramps for zoning permits. (ongoing)
9. The Township will remove language pertaining to minimum square footage for dwelling in zoning ordinance. This language is in the code, however not enforced (and it is not enforceable in NJ as per NJ Courts). The language will be removed as part of the cleanup of the Zoning Ordinance (partially complete, with remaining sections to be cleaned up this year).
10. The Township will begin preparation of a new Analysis of Impediments in 2019 with anticipated completion in early 2020.

Discussion

In the 2011 Toms River Township Analysis of Impediments to Fair Housing noted that Developers could not provide veteran housing preference for the affordable units. In 2016 Governor Christie signed NJ Bill S-855/A-2088 (Stack, Beach/Mukherji, Tucker, Zwicker, Lampitt, McKnight, Downey) which requires Commissioner of DCA to promulgate rules and regulations providing for veterans' affordable housing assistance preference. Under the law, public housing is considered to be any housing project in the state financed by the Housing and Mortgage Finance Agency, public housing authorities, redevelopment agencies and the DCA, when it is acting as a public housing authority. This new law will allow Developers to provide veteran's preference and/or build affordable housing specifically for veterans.

The Township will continue to advocate for regulation modification to find a way to include mobile home parks as affordable housing or a law requiring owners of mobile home parks to replace mobile home units at the end of the life expectancy of a mobile home unit. Mobile Home

Parks where the mobile home park owners replace the units are compliant with building codes and safety codes. Mobile Home Parks where the mobile units are owned by the tenant have numerous code violatons such as caving floors, roofs and other safety hazards. If the state allowed mobile home park units to qualify as permanent low/moderate income housing units, municipaplities would be allowed to utilize Housing Trust Funds to replace non-code compliant units. (ongoing)

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

Introduction

Toms River Township continually tries to collaborate and coordinate with its nonprofit communities to offer services to its residents in need.

Actions planned to address obstacles to meeting underserved needs

The data analysis performed during the 5-year Con Plan creation indicated that there is a need for rental housing rehabilitation. The Township was informed that OCEAN Inc. operates a program that provides housing rehabilitation to renters. The Township approached Ocean Inc. to modify their CDBG application scope of work to include rental housing rehabilitation in 2015. They agreed and the Township selected Ocean Inc. to provide both homeowner and rental housing rehabilitation to low/moderate income households in 2015. Ocean Inc. will provide both homeowner and rental housing rehabilitation to low/moderate income households in 2018 as well.

Actions planned to foster and maintain affordable housing

Court Certification of Affordable Housing. The housing plan lays out where affordable housing will be created from 2017 to 2025. The Township will seek input from affordable housing advocates and developers in the update of its Housing Plan. The Township's proposed plan was certified by the NJ courts in the mid December of 2016, since the Council on Affordable Housing is inactive. The Township has adopted in the New Housing Element and new land use ordinances to ensure that the certified plan is implemented. The Township has a court compliance hearing on April 12, 2017. The Township submitted all required follow-up compliance documentation to the court Master in December of 2017 and again recently in March of 2018. In 2018, the Township modified its Affordable Housing Plan to include two new affordable housing sites. The Township is anticipating a final compliance hearing sometime in 2019. A date has not been scheduled.

In 2017 the Township also updated its Affordable housing land use ordinance requiring that all multi-family developments with six or greater dwelling units construct onsite low and moderate income housing. They are no longer able to pay a fee in lieu of constructing the units. Units with five or less units will still be able to pay a fee in lieu of constructing the units on site. The Township also modified its affirmative fair housing language to comply with the Court Master requested modifications. As of today all but 3 of the affordable housing sites have Planning Board or Zoning Board approval.

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family developments with six or greater dwelling units construct onsite low and moderate income housing. They are no longer able to pay a fee in lieu of constructing the units. Units with five or less units will still be able to pay a fee in lieu of constructing the units on site. The Township also modified its affirmative fair housing language to comply with the Court Master requested modifications. As of today all but 3 of the affordable housing sites have Planning Board or Zoning Board approval.

Toms River Township will continue to fund housing rehabilitation projects through its CDBG program. Additional funds can be utilized through its Affordable Housing Trust Fund due to the fact that the Township modified its deed restriction language to require 10 year dead restriction for the Toms River Township Housing Rehabilitation Program.

Actions planned to reduce lead-based paint hazards

The Township will continue to test for Lead-based paint hazards before rehabilitating a housing unit and will also test at the completion of the project to ensure that lead dust/paint chips are not left behind.

Actions planned to reduce the number of poverty-level families

The Township will continue to provide funding to nonprofits to offer various public services to its poverty-level families such as food pantries, youth services, etc.

Actions planned to develop institutional structure

The Township will continue utilize subrecipient agreements that have listed the federal requirements, provide assistance to its subrecipients with eligibility questions and reimbursement submittals, and monitor subrecipients for compliance.

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

The Township will continue to meet with its Affordable and Fair Housing Committee consisting of

affordable housing advocates, affordable housing developers, and some service agencies.

Discussion

Toms River Township does not have public housing, however provides funding assistance to several

Program Specific Requirements

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

Introduction

The Township of Toms River sporadically receives program income from its Housing Rehabilitation program. Any proceeds from that program are automatically allocated to the current active fiscal year so funds are not sitting around. Township anticipates receiving from \$0 - \$5000 program income annually, however the past few years have been receiving in excess of \$20,000. This could be due to the change in the Housing Rehabilitation DAffordable housing Deed Restriction language which was changed to 10 years.

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	32,270
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.	0
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:	32,270

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.	80.00%

Annual Action Plan 44
2019

Discussion

I was not sure how to count administration so I did not count it in the required percentage. 100% of the CDBG funds, minus administration, will be utilized to benefit low and moderate income populations.

