

CR-05 - Goals and Outcomes

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

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

The Plan achieved measurable progress in advancing housing, infrastructure, and community development goals. Strategic investments of Community Development Block Grant (CDBG) and HOME funds increased access to affordable housing, improved neighborhood infrastructure, and supported the well-being of low- and moderate-income residents.

Significant progress included:

- **Affordable Housing:** Expanded rental opportunities and preserved existing housing stock, ensuring safe and stable housing for households at risk of displacement.
- **Homelessness Prevention:** Strengthened emergency shelter operations, expanded rental and utility assistance, and provided supportive services to individuals and families experiencing or at risk of homelessness.
- **Public Services:** Advanced job training, childcare, health, and supportive services that benefit vulnerable residents, including seniors, persons with disabilities, and survivors of domestic violence.
- **Neighborhood Improvements:** Upgraded community facilities and infrastructure to improve safety, accessibility, and quality of life in targeted areas.

Effective financial management and transparent reporting ensured that HUD resources were used efficiently and in alignment with federal requirements. Collectively, these efforts demonstrate meaningful progress in translating strategic priorities into tangible community outcomes.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
First-Time Homebuyers Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	80	0	0.00%	14	0	0.00%
Housing Development Assistance CHDO	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%	2	0	0.00%
Public Facility & Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	0	0.00%	20000	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	4876	24.38%	4000	4876	121.90%
Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	300		0	300	
Rehabilitation; Single-Unit Residential CDBG	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	0	0.00%	80	0	0.00%

Rehabilitation; Substantial & Moderate HOME	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	0	0.00%	8	0	0.00%
Rental Assistance TBRA	Homeless Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%	40	0	0.00%

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Strategic investments advanced the highest priority objectives by expanding affordable housing through rehabilitation programs, preserving the existing housing stock, and providing rental and utility assistance that stabilized households at risk of homelessness.

Resources strengthened neighborhood infrastructure with improvements to streets, sidewalks, and ADA accessibility, while enhancements to public facilities ensured vital services reached low- and moderate-income residents. Public service programs extended access to job training, childcare, food security, and health services, addressing immediate needs and promoting long-term stability.

These efforts targeted the most urgent community needs, delivering measurable progress in housing, infrastructure, and service delivery while ensuring that federal investments produce meaningful benefits for residents.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	3,965	39
Black or African American	484	0
Asian	47	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	4,496	39
Hispanic	136	6
Not Hispanic	4,360	33

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

Narrative

During the program year, CDBG and HOME activities assisted families from diverse racial and ethnic backgrounds, including White, Black or African American, Asian, Hispanic, and non-Hispanic households. These efforts ensured access to affordable housing, community development, and supportive services, effectively meeting the needs of low- and moderate-income residents across all groups.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,399,138	
HOME	public - federal	1,379,989	

Table 3 - Resources Made Available

Narrative

During the program year, CDBG and HOME resources advanced a wide range of housing and community development initiatives. CDBG funds rehabilitated housing, expanded youth and senior services, improved transportation, and enhanced public facilities. HOME funds strengthened neighborhoods by supporting homeownership, reconstructing substandard homes, providing housing counseling, and developing affordable rental housing for low- and moderate-income households.

Programs actively promoted participation by minority- and women-owned businesses. New Jersey certifies Minority and Women Business Enterprises (M/WBE), and subrecipients awarded contracts encourage opportunities for these businesses in HUD-assisted projects. Subrecipient agreements include provisions to support outreach to minority- and women-owned businesses.

These strategic investments addressed priority needs, strengthened communities, and delivered measurable benefits to low- and moderate-income residents.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

Applications and project activities from municipalities and non-profits were strategically aligned with local priorities while fully complying with federal regulations. Investments concentrated on low- and moderate-income populations, including individuals with special needs, and focused on neighborhoods exhibiting substantial racial or ethnic minority representation. Initiatives encompassed housing rehabilitation, affordable housing development, public infrastructure enhancements, and the provision of essential community services. By directing resources to areas of highest need, these efforts maximized impact, promoted equitable access, and advanced long-term community resilience and well-being.

Leveraging

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

Federal funds strategically attract additional resources from private, state, and local sources, amplifying the impact of investments and maximizing benefits for the community. Leveraging demonstrates the strategic value of federal resources in stimulating broader support for housing, infrastructure, and community development initiatives.

Additional Resources:

- **Private Funds:** Federal investments incentivize private sector contributions by demonstrating project viability. Public-private partnerships and collaborations with non-profit and philanthropic organizations generate shared financial responsibility for affordable housing developments, community facilities, and other priority initiatives.
- **State Funds:** Coordination with state agencies and grant programs expands the reach and scale of initiatives, providing both financial support and technical assistance for projects, including affordable housing development and infrastructure improvements.
- **Local Funds:** Local governments and community organizations contribute additional resources to enhance program outcomes. These contributions strengthen infrastructure, public facilities, and other community development activities that benefit low- and moderate-income residents.

Matching Requirements:

The federal HOME Investment program mandates that applicants identify other funding sources and provide a 25% match of non-federal funds. This match can include cash, donated labor/services, materials, in-kind services, payment in lieu of taxes, soft loans, and/or donated land parcels. Homeowners who remain in the home for ten years, the full-term period, qualify for full lien forgiveness. These contributions amplify federal investments and strengthen resources targeting low- and moderate-income households.

Use of Publicly Owned Assets:

Publicly owned land or facilities support community development goals by reducing project costs and improving service delivery. Municipal properties may accommodate affordable housing projects or serve as sites for community centers, parks, and other facilities that provide essential services to low- and moderate-income populations. The County of Ocean does not

own or plan any land or property for public housing. Additionally, the County of Ocean does not allocate any CDBG funds to public housing authority activities, and HUD regulations prohibit using HOME Program funds for such purposes.

Through these leveraging strategies, federal funds catalyze additional investments, expand program reach, and deliver measurable, equitable benefits for residents across housing, infrastructure, and public service initiatives.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	38	0
Number of households supported through Acquisition of Existing Units	2	0
Total	82	0

Table 12 – Number of Households Supported

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

Note: The "One-Year Goal" figures in the Number of Households and Number of Households Supported tables, do not fully reflect actual accomplishments. HUD CAPER template restrictions prevent direct adjustments.

The Plan establishes strategic goals for community development and adapts activities to respond to evolving community needs and available resources. Federal funding actively supports diverse populations, including homeless, non-homeless, and special needs groups, by:

- Assisting individuals in obtaining and retaining affordable housing.
- Rehabilitating existing housing units.
- Providing permanent, affordable housing for low- and moderate-income residents.
- Designing housing with features that enable dignified living for those with special needs.
- Creating and preserving affordable rental and homeownership opportunities near transit, employment, and community services.

Discuss how these outcomes will impact future annual action plans.

Current program outcomes provide key insights for shaping future plans. Progress in affordable housing, infrastructure, and public services highlights effective strategies and areas for improvement. Lessons learned from stabilizing households at risk of homelessness, expanding service access, and engaging diverse populations can guide resource allocation, priority setting, and project design.

Future plans may focus on sustaining successful initiatives, addressing emerging community needs, and maximizing the impact of federal investments, ensuring measurable, equitable benefits for low- and moderate-income residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

Note: The figures in the Number of Households Served table do not fully reflect actual accomplishments. HUD CAPER template restrictions prevent direct adjustments.

CDBG and HOME programs assisted extremely low-, very low-, low-, and moderate-income households through initiatives including housing rehabilitation, new construction, tenant-based rental assistance, first-time homebuyer support, public facility improvements, and public services. By targeting households

with the greatest need, including those at risk of homelessness, these programs promoted equitable access to safe, affordable housing, stabilized communities, and strengthened resident well-being.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Outreach targeted homeless individuals, with an emphasis on unsheltered persons, to assess and address specific needs. Coordinated efforts through the Continuum of Care system and local service providers included street outreach, engagement via shelters, and emergency interventions such as the Code Blue program during severe weather. Case managers performed individual assessments to determine eligibility for emergency shelter, rapid rehousing, and permanent supportive housing programs.

These interventions ensured homeless individuals accessed timely services, including mental health support, substance use treatment, employment resources, and benefits enrollment. By systematically assessing needs and leveraging established programs, these efforts stabilized vulnerable households and advanced measurable progress toward reducing and ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs provided safe, supportive accommodations for homeless individuals and families, including those at risk of chronic homelessness. Coordinated efforts through local service providers and the Continuum of Care system ensured adequate capacity, access to essential services, and connections to rapid rehousing, permanent supportive housing, and other long-term solutions. Programs prioritized vulnerable populations by offering mental health support, substance use treatment, job training, and benefits enrollment, while transitional housing enabled households to move from temporary shelter to stable, permanent housing. During extreme cold weather, the Code Blue program provided additional emergency shelter, ensuring that at-risk individuals had safe accommodations. By addressing immediate and longer-term needs, these initiatives reduced the duration of homelessness, stabilized households, and promoted pathways to self-sufficiency.

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

Outreach and coordinated services targeted low-income individuals and families, including extremely

low-income households and those at risk of homelessness after discharge from publicly funded institutions, such as health care facilities, mental health programs, foster care, and correctional facilities. Partner agencies collaborated to deliver comprehensive support, connecting clients to housing stabilization resources, financial assistance for security deposits, rent, and utilities, as well as case management, mental health services, employment resources, and benefits enrollment. HOME-funded Tenant-Based Rental Assistance (TBRA) helped eligible households secure stable housing, while initiatives aligned with the Continuum of Care provided permanent supportive housing for chronically homeless individuals and families. Emergency interventions, including the Code Blue program during severe weather, offered immediate shelter to the most vulnerable. These coordinated efforts prevented homelessness, facilitated smooth transitions to permanent housing, and promoted self-sufficiency for at-risk households.

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

Programs targeted homeless individuals and families, including chronically homeless persons, families with children, veterans and families, and unaccompanied youth, to accelerate the transition to stable, permanent housing. Case managers and outreach teams coordinated rapid rehousing, permanent supportive housing, and other affordable housing options, ensuring timely placement and access to supportive services such as employment assistance, mental health care, substance use treatment, and benefits enrollment. Transitional housing and targeted interventions shortened the duration of homelessness, while post-placement follow-up and stabilization services prevented recidivism and promoted independent living. Emergency measures, including the Code Blue program during extreme weather, provided immediate shelter for the most vulnerable.

Through the Continuum of Care system, partner agencies implemented coordinated discharge policies to prevent individuals leaving foster care, healthcare, mental health, or correctional facilities from becoming homeless. These integrated efforts strengthened housing stability, reduced homelessness duration, and promoted long-term self-sufficiency for formerly homeless households.

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

Actions taken to address the needs of public housing

The County of Ocean does not own or plan any land or property for public housing. Additionally, the County of Ocean does not allocate any CDBG funds to public housing authority activities, and HUD regulations prohibit using HOME Program funds for such purposes. Three Public Housing Authorities (PHAs) operate in the area: Berkeley Township Housing Authority, Brick Township Housing Authority, and Lakewood Township Housing Authority. Of these, only the Berkeley Township Housing Authority serves the designated program area, excluding entitlement communities. These PHAs provide data on voucher holders, waiting lists, and development plans to support local housing strategies.

All three PHAs have converted public housing units to project-based voucher developments through the Rental Assistance Demonstration (RAD) program. Because of this conversion, PHAs no longer receive Public Housing Assessment System (PHAS) inspection scores and instead operate under RAD program requirements and Housing Quality Standards (HQS) inspections.

The Consortium and entitlement communities may have addressed public housing needs by maintaining systems to manage funding distribution, applications, and provider correspondence. Program administrators may have supported project development through technical assistance, engaged in community boards and regional coordination efforts, and strengthened partnerships with housing authorities and service providers through regular meetings and strategic discussions, aligning local governments, housing programs, and supportive services to better meet resident needs.

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

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PHAs encouraged resident engagement by creating opportunities for participation in management, decision-making, and community activities. Throughout the year, PHAs may have consulted residents on policies and development, hosted public hearings, and collaborated with resident leaders on self-

sufficiency initiatives. Residents may pursue homeownership independently through counseling, financial literacy programs, or first-time homebuyer assistance offered by external organizations. Other initiatives may have included resident management and governance, promoting drug-free living environments, enforcing fair housing laws, conducting timely housing inspections, and resolving fair housing complaints.

Through these strategies, PHAs empowered residents to influence community governance, improve housing conditions, increase self-sufficiency, and achieve long-term housing stability.

Actions taken to provide assistance to troubled PHAs

The U.S. Department of Housing and Urban Development (HUD) designates a public housing authority (PHA) as troubled if the Public Housing Assessment System (PHAS) score falls below 60%. HUD evaluates PHAs based on physical condition, finances, management, and funding utilization. When a PHA receives a troubled designation, HUD provides support through technical assistance, management improvements, and additional funding to address specific concerns. In some cases, HUD implements corrective action plans. However, this designation and the PHAS assessment do not apply to the County of Ocean, as the County does not directly manage public housing.

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Housing Choice Voucher (HCV) units must meet HQS standards to participate in the program. The HCV program provides decent, safe, and sanitary housing at an affordable cost to low-income families. HQS sets minimum quality criteria to ensure the health and safety of participants.

These inspection procedures help maintain HQS compliance and safeguard the well-being of HCV participants. HQS inspections occur in three types:

- **Initial Inspections:** After identifying a unit for leasing under the voucher program, the PHA conducts an inspection. The unit must pass inspection before executing the lease, finalizing the Housing Assistance Payments (HAP) contract, and starting payments.

- **Annual Inspections:** The PHA conducts inspections once per year on units currently leased by HCV participant families to ensure continued compliance with HQS throughout tenancy.
- **Special Inspections:** These include complaint inspections, initiated when tenants, property owners, or the public raise concerns about unit conditions, and quality control inspections, which examine a sample of units each year to ensure consistent compliance across the service area.

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

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

Note: New Jersey Administrative Code (N.J.A.C. 5:97-2.1(a)) mandates that a municipal Planning Board adopt a Housing Element and Fair Share Plan that aligns with the goals of the Master Plan. Implementing this plan serves the public interest, protects health and safety, and promotes general welfare. Municipal governments must demonstrate compliance with affordable housing requirements under the Fair Housing Act.*

Municipal authorities evaluate potential discriminatory practices and assess whether housing costs or availability create barriers for low- and moderate-income households. Federal programs, including CDBG and HOME, provide funding and support for housing and community development, ensuring equitable access and avoiding discriminatory practices. These programs, along with other initiatives, may help mitigate the negative effects of public policies, including:

Upholding Fair Housing Rights

- Ensure equal housing opportunities regardless of race, color, religion, sex, gender identity, disability, familial status, national origin, or handicap.
- Resolve landlord-tenant disputes through education, outreach, and fair housing resources.

Supporting Housing Development and Assistance

- Assist Community Housing Development Organizations (CHDOs), non-profit developers, and housing agencies in leveraging HOME funds and other financing for new rental housing.
- Provide subsidies for First-Time Homebuyers (FTHB) and Tenant-Based Rental Assistance (TBRA) programs.
- Preserving and Enhancing Housing Stock
- Rehabilitate owner-occupied homes and rental units to maintain safe, decent, and sanitary conditions, especially for elderly or low-income households unable to make repairs independently.

Addressing Health and Safety Hazards

- Conduct lead-based paint hazard inspections and abatement in federally funded projects, including temporary relocation of occupants if necessary.

Acquiring and Rehabilitating Affordable Housing

- Leverage HOME funds to acquire and rehabilitate low-income units, including larger units to accommodate families with three or more children.

*(Source: New Jersey Council on Affordable Housing,
<https://www.nj.gov/dca/dlps/hss/thirdroundregs/597.pdf>)

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

Targeted actions may address obstacles hindering underserved populations, including the elderly, disabled, homeless, and extremely low-income households. To reduce or eliminate these barriers and ensure access to essential housing and support services, agencies may take the following steps:

- Apply for federal and state funding sources to address underserved needs and support funding applications from other entities.
- Provide affordable housing access for extremely low-, very low-, low-, and moderate-income families through new construction or the rehabilitation of rental units.
- Offer down payment and closing cost assistance, as well as affordable mortgage assistance, to enable homeownership.
- Support homeless individuals and families, along with other underserved populations, by allocating funds to non-profit agencies providing services to these groups.
- Foster cooperation between agencies by participating in coordinating bodies such as the Community Housing Advisory Committee (CHAC), Community Emergency Assistance Services (CEAS), and the Continuum of Care (CoC).
- Improve infrastructure in low- and moderate-income neighborhoods through Community Development Block Grant (CDBG) activities that benefit residents in primarily residential areas where at least 51 percent of the population is low- and moderate-income (LMA).
- Provide housing assistance for seniors, including frail elderly, through senior-only housing projects, rental housing, referrals, and socialization services.
- Support the Tenant-Based Rental Assistance (TBRA) program and provide emergency housing and utility assistance to prevent homelessness.
- Support housing initiatives for physically and mentally disabled individuals, including rehabilitation and development of aging housing stock.
- Support CDBG and CoC programs for individuals and families with children to prevent homelessness.
- Distribute and target housing and public services to extremely low-, very low-, low-, and moderate-income persons, including TBRA, housing rehabilitation, rental assistance, public safety, medical and healthcare services, and family counseling.

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

In accordance with U.S. Department of Housing and Urban Development (HUD) regulation 24 CFR Part 35, lead-based paint (LBP) hazards are controlled in federally assisted or government-owned housing, especially in units where young children (ages 6 and under) reside. The housing rehabilitation program

assesses LBP hazards in all units built before 1978, allocating up to \$10,000 per unit for inspections, hazard reduction, and temporary relocation during remediation. The Ocean County Department of Health oversees lead hazard prevention.

Entities may implement the following steps to reduce lead-based paint hazards:

- Promote lead hazard remediation by providing families, communities, and professionals with information and technical assistance on lead-based paint testing and abatement programs.
- Raise public awareness by disseminating information about lead hazards and the risks of lead exposure.
- Coordinate lead hazard identification across County departments to ensure consistent guidelines for lead hazard reductions in all rehabilitation programs.
- Require lead inspections for all residential structures built before 1978 that receive federal, state, or local funding for rehabilitation.
- Inspect buildings built before 1978, especially those used by children, when the rehabilitation receives funding from federal, state, or local programs.
- Ensure lead poisoning screening for at-risk children.
- Comply with New Jersey requirements mandating lead testing for Medicaid-eligible children under 72 months of age. Laboratories must report all test results and submit any with blood lead levels $\geq 10 \mu\text{g/dL}$ to the Childhood Lead Poisoning Database maintained by the Health Department.
- Notify property owners receiving rehabilitation funding about the risks and responsibilities related to lead-based paint.
- Maintain records of all lead-based paint inspections and abatement activities to ensure compliance with regulations.
- Educate First-Time Homebuyers (FTHBs) about lead-based paint hazards by providing the U.S. Environmental Protection Agency (EPA) pamphlet, Protect Your Family from Lead in Your Home, during workshops.
- Assist the Public Housing Authority (PHA) with technical and administrative support to advance the Workforce Housing Program, which mandates that developers designate a set number of units for households earning 60-140% of Area Median Income (AMI) in new residential developments.

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

Efforts may target poverty reduction through family stabilization programs, employment support services, and affordable housing subsidies. These initiatives may emphasize prevention, crisis intervention, transitional support, permanent housing, and long-term assistance for individuals and families experiencing or at risk of homelessness.

During the Plan period, priorities may include:

- Advocating for services and funding that promote self-sufficiency and economic stability.
- Coordinating and sharing data with organizations focused on economic growth and job training.

- Assisting seniors, veterans, and active service members in achieving greater independence.
- Supporting O.C.E.A.N. Inc., the designated anti-poverty agency serving the area.
- Assisting housing agencies and Public Housing Authorities (PHAs) that run Family Self-Sufficiency programs by providing educational, health care, and economic stability services to at-risk families.
- Supporting the Board of Social Services (BOSS) in delivering health and human services.
- Enhancing the One-Stop Center with comprehensive career services, including job search assistance, placement, and recruitment.
- Allocating HOME funds to the TBRA program to assist homeless individuals and families.
- Directing CDBG public service funds to non-profits that implement homeless prevention programs.

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

Public, private, and non-profit partners collaborate within a strong institutional framework to manage community development programs. Key departments include the Board of Social Services (BOSS), Health, Human Services, Planning, Senior Services, and the Veterans Bureau.

To enhance efficiency, ensure compliance, and expand accessibility, program administrators focus on the following key actions:

- Identify Low-Moderate Income Areas (LMA) for targeted assistance.
- Strengthen partnerships with non-profit and for-profit affordable housing providers.
- Coordinate with municipal partners, subrecipients, and CHDOs.
- Participate in committees overseeing the Continuum of Care (CoC) and the Committee to End Homelessness (CEAS).
- Provide homeownership assistance for down payment and closing costs.
- Attend training and conferences with affordable housing and public service providers.

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

Efforts may focus on enhancing coordination between public and private housing and social service agencies by fostering stronger partnerships and improving communication across sectors.

Key actions may include:

- Collaborating with local non-profit organizations, private housing developers, and municipal partners to identify specific housing and social service needs and develop targeted solutions for the community.
- Expanding partnerships with agencies that provide essential services such as healthcare, employment assistance, financial counseling, and childcare, ensuring holistic family support.
- Facilitating regular meetings and information sharing between public housing authorities, social service agencies, and housing providers to identify and address service gaps and avoid duplication of efforts.

- Engaging in joint planning initiatives and pilot programs to test new models for integrated service delivery, ensuring housing and social services align with the evolving needs of low- and moderate-income residents.
- Encouraging data sharing and developing shared goals to streamline access to resources, track progress, and improve outcomes for underserved populations.
- Participating in state and regional forums to stay informed on best practices, funding opportunities, and emerging trends in affordable housing, social services, and community development.

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

These actions may help ensure that residents have equitable opportunities to access safe, decent, and affordable housing while addressing structural and policy-related barriers that limit housing choice.

Efforts may include:

- **Housing Programs:** First-Time Homebuyer (FTHB) workshops led by qualified Housing Counselors provide guidance on mortgage options, budgeting, and fair housing rights, helping low- and moderate-income households access homeownership.
- **Outreach:** Activities may include providing translation at public hearings and meetings, publishing legal notices (including Spanish translations), distributing brochures through non-profit organizations, email notifications, and website postings to inform residents of fair housing opportunities.
- **Complaint Procedures:** Records of complaints are maintained, investigated, and, if needed, referred to HUD to ensure compliance with Title VI and other fair housing protections.
- **Program Requirements:** Grant recipients follow federal and state laws to ensure equal opportunity and non-discrimination in CDBG and HOME funded programs. Clauses prohibit discrimination based on race, color, national origin, sex, disability, familial status, and other protected characteristics.
- **Additional Protections:** Programs adhere to the Architectural Barriers Act, Violence Against Women Act (VAWA), and other statutes protecting accessibility and housing rights for vulnerable populations.
- **Ongoing Improvements:** Analysis of demographic data informs translation, interpretation, and service adjustments to meet changing community needs.

CR-40 - Monitoring 91.220 and 91.230

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

Effective monitoring and compliance are essential to ensure that CDBG and HOME activities meet program objectives and regulatory requirements. During the past program year, monitoring efforts were implemented to ensure activities complied with program standards and achieved intended outcomes. Available actions included:

- **Project Monitoring:** Periodic site visits and desk reviews were available to assess progress, verify documentation, review financial records and invoices, and ensure alignment with approved plans and budgets.
- **Performance Measurement and Reporting:** Projects may have established measurable goals with timelines, milestones, and indicators related to housing outcomes, income eligibility, and compliance. Progress reports were reviewed to track accomplishments.
- **Compliance Oversight:** Monitoring was designed to verify adherence to federal regulations, including the Davis-Bacon Act, Section 3, New Jersey Prevailing Wage laws, and Fair Housing requirements. Tenant income certifications and affordability periods could be reviewed.
- **Minority Business Outreach (MBE/WBE):** Contractors and subrecipients may have reported participation using forms such as 2516, with program personnel tracking and reviewing data to ensure equitable contracting opportunities.
- **Labor Standards Monitoring:** Reports and guidance may have included 4710 and 4742, with on-site visits and documentation reviews conducted as needed.
- **Environmental Review:** Activities or projects were assessed for exemption or categorical exclusion under Section 58.5, ensuring compliance with federal environmental regulations.
- **Risk Assessment and Corrective Actions:** Risk assessments were available to identify subrecipients needing intensified monitoring and to address deficiencies.
- **Community Engagement and Transparency:** Public input was encouraged to ensure activities addressed local needs, and regular updates promoted transparency.
- **Comprehensive Planning Compliance:** Reviews were designed to align program implementation with updated needs assessments and priorities, including OMB circulars and local regulations on financial management, procurement, labor standards, record keeping, and reporting.

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

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

Efforts may be made to ensure that citizens have reasonable notice and an opportunity to review and comment on performance reports, including CAPER submissions. These actions may help ensure transparency, promote public participation, and provide residents with meaningful opportunities to influence program activities and outcomes. Available actions could include:

- **Public Notice and Electronic Access:** Publish legal notices in local newspapers, post reports online, and distribute notifications via email or social media.
- **Translation Services:** Provide materials in languages commonly spoken in the community to ensure access for individuals with limited English proficiency (LEP).
- **Public Input:** Host hearings, meetings, or webinars to present performance reports, explain program outcomes, and solicit feedback from residents and stakeholders.
- **Written Comment Opportunities:** Allow residents to submit comments via email, mail, or designated forms during a specified review period.
- **Response to Comments:** Collect, review, and respond to feedback to inform program planning and improve service delivery.

CR-45 - CDBG 91.520(c)

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

Priority of objectives remained unchanged, and all program elements were successfully implemented.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the past program year, on-site inspections were conducted to ensure HOME-assisted rental units complied with housing codes, HUD regulations, and HQS Habitability Standards. Routine inspections occurred within 12 months of project completion and periodically during the affordability period, based on unit count: 1–4 units every three years, 5–25 units every two years, and 26 or more units annually.

Compliance monitoring included physical inspections of units and common areas, review of tenant files for income and rent eligibility, staff interviews, and progress inspections. Identified deficiencies prompted issuance of citations to subrecipients, with follow-up inspections scheduled within 12 months to ensure corrections were completed.

Detailed reports documented inspection findings, corrective actions, and ongoing compliance, confirming that HOME-assisted rental units generally met HUD and local standards. These inspections help maintain safe, sanitary, and high-quality housing while ensuring units continue to meet HOME program affordability requirements throughout the compliance period.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Equity and non-discrimination in housing are prioritized as required by the Fair Housing Act and the Equal Access to Housing Final Rule. The Ocean County Affirmative Marketing Policy and Implementing Procedures document establishes comprehensive affirmative marketing practices for HOME units, promoting fairness and inclusion, and ensuring that all eligible individuals have equal access to HOME-assisted housing. Efforts may be made to ensure that HOME-assisted units are affirmatively marketed to eligible households, particularly those who are low- and moderate-income, minority, or underserved. These actions may help expand awareness of housing opportunities, promote fair access, and ensure compliance with HOME program requirements. Available or implemented actions could include:

- **Advertising and Outreach:** Publishing notices of available units in local newspapers, on official websites, and through social media channels to reach a broad audience.
- **Targeted Marketing:** Providing information directly to organizations serving low-income, minority, or special needs populations, including community-based organizations, non-profits, and housing advocacy groups.

- **Translation Services:** Offering marketing materials in languages commonly spoken within the community to ensure access for individuals with limited English proficiency (LEP).
- **Education and Counseling:** Hosting information sessions or workshops for potential applicants, including guidance on eligibility, application processes, and fair housing rights.
- **Monitoring Participation:** Tracking applicant demographics and program participation to ensure outreach is effective and HOME units are accessible to a diverse range of eligible households.

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

Section CR-15 details the receipt and expenditure of program income.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The County of Ocean does not own or plan any land or property for public housing. Additionally, the County of Ocean does not allocate any CDBG funds to public housing authority activities, and HUD regulations prohibit using HOME Program funds for such purposes. Three Public Housing Authorities (PHAs) operate in the area: Berkeley Township Housing Authority, Brick Township Housing Authority, and Lakewood Township Housing Authority. Of these, only the Berkeley Township Housing Authority serves the designated program area, excluding entitlement communities. These PHAs provide data on voucher holders, waiting lists, and development plans to support local housing strategies.

All three PHAs have converted public housing units to project-based voucher developments through the Rental Assistance Demonstration (RAD) program. Because of this conversion, PHAs no longer receive Public Housing Assessment System (PHAS) inspection scores and instead operate under RAD program requirements and Housing Quality Standards (HQS) inspections.

Efforts address housing and community development needs through CDBG and HOME funds. Affordable housing is supported through multiple funding sources, including CDBG, HOME, other federal and state resources, and Low-Income Housing Tax Credits (LIHTCs). These actions foster and maintain affordable housing while promoting equity, sustainability, and long-term compliance with federal program requirements.

Available or implemented actions may include:

- **Promotion and Support of Affordable Housing:** Outreach and community resources enhance the development and retention of safe, decent affordable housing. Partnerships with non-profit and for-profit developers are encouraged to expand housing opportunities.
- **Financial Assistance for Homebuyers and Housing Rehabilitation:** Down payment and closing cost assistance is provided to eligible first-time homebuyers. Funds may support new construction, minor

home repairs, and rehabilitation of affordable housing units for extremely low-, low-, and moderate-income persons.

- **Accessing the LIHTC Program:** LIHTCs are leveraged to support single-family and multi-family rental housing, offering federal income tax credits to developers who construct, rehabilitate, or acquire qualified low-income rental units.
- **Engagement with Lending Institutions:** Collaboration with lenders expands financing for housing construction, purchase, or rehabilitation using HOME or other federal and state funds. Deed restrictions and monitoring help ensure long-term compliance.
- **Educational and Direct Support Initiatives:** Property owners receive guidance on converting rental units to affordable housing. Certified CHDOs receive CDBG and HOME funds for multi-family and single-family housing development and rehabilitation. Programs may include homeownership assistance, new construction, rehabilitation, lead-based paint abatement, and tenant-based rental assistance for low-income households.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The County of Ocean does not own or plan any land for public housing and does not allocate CDBG funds to public housing authority activities, as HUD regulations prohibit using HOME Program funds for these purposes.

Section 3 applies to housing rehabilitation, construction, and other public projects funded by HUD programs exceeding \$200,000, or \$100,000 for Lead Hazard Control and Healthy Homes programs. Tracking and reporting ensure HUD-funded projects advance Section 3 goals, promoting equitable employment and contracting opportunities for local residents and businesses while providing a foundation for ongoing program evaluation and compliance.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	Ocean County
Organizational DUNS Number	084046192
UEI	
EIN/TIN Number	216000954
Identify the Field Office	NEWARK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mr
First Name	Anthony
Middle Name	M
Last Name	Agliata

CAPER

31

**Suffix
Title**

Planning Director

ESG Contact Address

Street Address 1

129 Hooper Avenue

Street Address 2

City

Toms River

State

NJ

ZIP Code

-

Phone Number

7329292054

Extension

3497

Fax Number

Email Address

tagliata@co.ocean.nj.us

ESG Secondary Contact

Prefix

First Name

Last Name

Suffix

Title

Phone Number

Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date

07/01/2025

Program Year End Date

06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

UEI

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount