

CR-05 - Goals and Outcomes

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

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

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

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

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

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

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

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

community development goals.

Even though progress was achieved, it is important to note that the COVID-19 pandemic and subsequent quarantine provided a challenge in completing some activities in a timely manner. Specifically, quarantine measures prevented construction projects from commencing in addition to housing rehabilitation projects being put on hold due to not being able to enter housing units. However, regardless of these barriers, the County is devoted to continuing its mission to serve residents by helping provide safe and affordable housing for all. With the relaxing of these public health measures, the County is prepared to partner with Municipalities and Non-Profits to make up for lost time and push progress forward.

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
CDBG-CV Public Services	Coronavirus Response	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	49516		0	50	
CDBG-CV Public Services	Coronavirus Response	CDBG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	0	115				
CDBG-CV Public Services	Coronavirus Response	CDBG-CV: \$	Other	Other	10000	0	0.00%			

First-Time Homebuyers Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	80	0	0.00%	16	0	0.00%
Housing Development Assistance CHDO	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%	2	1	50.00%
Public Facility & Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	1500	1.50%	20000	1500	7.50%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	7500	37.50%	4000	6226	155.65%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	203		0	0	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Rehabilitation; Single-Unit Residential CDBG	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	0	0.00%	80	36	45.00%

Rehabilitation; Substantial & Moderate HOME	Affordable Housing	CDBG: \$ / HOME: \$165000	Homeowner Housing Rehabilitated	Household Housing Unit	35	0	0.00%	7	3	42.86%
Rental Assistance TBRA	Homeless Non- Homeless Special Needs	CDBG: \$ / HOME: \$510000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%	40	14	35.00%

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.

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

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

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

The County of Ocean’s rationale for prioritization of its investment geographically is based on income and community development needs. However, the County of Ocean consists of twenty-nine participating municipalities (many participating biennially) and four entitlement municipalities. The CDBG funds are distributed among the entitlement municipalities and the regional public sector organizations based on the formula the U.S. Department of Housing and Urban Development (HUD) uses for CDBG allocations among entitlement jurisdictions, including the

Low and Moderate Income Areas (LMA) determined by HUD as exceeding 51% of low- and moderate-income in a U.S. Census Block Group. The four entitlement participating municipalities include Brick Township, Jackson Township, Lakewood Township, and Toms River Township. Each municipal government makes a recommendation based on a priority need to fund an eligible activity in its jurisdiction. Other factors considered in determining a geographic location are the severity of the condition to be addressed and the environmental development factors.

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

Lastly, due to the global pandemic, additional CARES Act funds were appropriated to help prevent, prepare for, and respond to COVID-19. Below is a chart outlining the specific Non-Profits that received funds to meet this goal. The chart outlines grant awards as well as project scopes of

each organization:

Ocean County CDBG-CV 2020 Grants

CDBG-CV1		
Applicant	Project Scope	Grant Award
Agape Counseling Services, Inc.	PPE, Testing, and Tele-Health	\$ 12,777.00
Caregiver Volunteers of Central Jersey	Increase Services & Volunteers to bein Compliance with COVID Safety	\$ 4,000.00
Foodbank of Monmouth & Ocean Counties [Fulfil]	Emergency Food Kits, Increased Food Supply to Pantries, Restaurant	\$ 355,258.00
Homes For All, Inc	Temporary Eemergency Rental Assistance Extra Sanitization forApartments and Rental Units	\$ 140,000.00
Interfaith Hospitality Network of Ocean County, Inc.	Providing Shelter for Homeless Families to Prevent Risk of	\$ 20,000.00
Just Believe, Inc	Food Distribution, Rental Assistance, PPE, Code Blue, and Thrift Store	\$ 35,000.00
Long Beach Island Community Center, Inc.	Hire Full-time Counselor/Therapist for those Affected by COVID & PPE	\$ 59,875.00
O.C.E.A.N., Inc.	Emergency Rental Assistance	\$ 165,000.00
Ocean's Harbor House	PPE, Cleaning and Medical Supplies	\$ 10,000.00
Providence House [Catholic Charities]	PPE, Cleaning & Uber/Lyft Gift Cards for Clients to Dr. Appts.	\$ 13,900.00
Visiting Nurse Association of Central Jersey, Inc.	Healthy Mom/Baby Kits & Tele-Health	\$ 5,000.00
TOTAL CV1		\$ 820,810.00
CDBG-CV3		
Community Affairs & Resource Center, Inc.	COVID-19 Homeless Prevention	\$ 30,000.00
Contact of Ocean & Monmouth Counties	24-Hour Crisis Hotline - Active in Disaster	\$ 27,100.00
Ending Homelessness Group, Inc.	Code Blue Shelter Services	\$ 70,740.00
Foodbank of Monmouth & Ocean Counties	COVID-19 Relief Food Project	\$ 598,842.00
LADACIN Network, Inc.	Re-Open OC Adult Program Initiative	\$ 16,730.00
The Children's Home Society of New Jersey	COVID-19 Response Program	\$ 69,520.00
OCBOSS	Emergency Rental Assistance	\$ 1,285,244.00
TOTAL CV3		\$ 2,098,176.00

CDBG-CV Funding Table

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	6,704	34
Black or African American	618	9
Asian	22	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	7,344	43
Hispanic	1,754	14
Not Hispanic	5,590	29

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

Narrative

In this CAPER and its Table of assistance to racial and ethnic populations by the source of funds, the County's CDBG and HOME funds assisted citizens throughout the County. Many residents benefitted from community development activities not accounted for in the table above.

The table above depicts demographic information provided to families by the source of funds. The County's CDBG and HOME activities benefitted low and moderate clientele (LMC) and low and moderate areas (LMAs) where racial or ethnic minorities and/or low-income families concentrate. Within the HUD IDIS reporting system, the information reported reflects demographic information provided by both the subrecipient and Census data. The County of Ocean and its partner agencies identified priority needs and offered programs and services to eligible persons and households regardless of race or ethnicity.

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	1,493,169	1,436,346
HOME	public - federal	1,372,509	618,309

Table 3 - Resources Made Available

Narrative

The Resources Made Available table identified the resources made available that included the allocation for the program year, funds remaining from earlier program years, and other program income expected. The community development services carried out included accomplishments and progress toward the Consolidated Plan goals, as follows:

CDBG - The activities carried out were consistent with the objectives of the Consolidated Plan strategy. Housing and non-housing programs received CDBG funds. With these funds, the County offered assistance to many families through projects, which included housing rehabilitation, youth population assistance, senior services and transportation, and public facility and improvements.

HOME - The activities carried out were consistent with the objectives of the Consolidated Plan strategy. The County strengthened neighborhoods by promoting stability, development, revitalization, and preservation activities. Several housing objectives contributed to helping many families with homeownership opportunities, reconstruction of substandard owner-occupied homes, housing counseling, down payment and closing cost, outreach counseling, and new construction of affordable housing for renters, which included low- and moderate-income renter households.

CDBG-CV - The activities carried out were consistent with the objectives of the Consolidated Plan strategy. The County helped prevent, prepare for, and respond to coronavirus by strengthening non-profit work including but not limited to, funds for personal protective equipment (PPE), emergency food kits/food distribution services, and emergency rental assistance.

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

Municipalities, developers, and/or non-profit organizations submitted their applications individually for

a CDBG and HOME allocation. The CDBG and HOME subcommittees reviewed all applications and recommended the funding recommendations. Ultimately, HUD approved the activities presented in the annual Action Plan.

The information gleaned from the application may not have identified the specific target areas. However, the Consolidated Plan and the Annual Action Plan did identify CDBG and HOME activities that benefitted low and moderate clientele (LMC) and low and moderate areas (LMAs) where racial or ethnic minorities and/or low-income families concentrate.

The CDBG and HOME activities did target allocations and resources into low- and moderate-income census block groups. The County ensured that the Consolidated Plan and the Annual Action Plan included several required certifications, including the certification that not less than 70% of the CDBG funds received, will be used for activities that benefit low- and moderate-income persons, and that the County will affirmatively further fair housing.

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.

Leveraging does not refer to a match of funding for a project. HUD does not have a regulation that requires a grantee to match the federal CDBG funding. The County's request for proposal (RFP) does outline financial disclosure procedures, including HOME matching fund contribution requirements. Subsequently, the federal HOME Investment program does require an applicant to identify other funding sources. The HOME program requires a 25% match of non-federal funds that may include cash, donated labor/services, materials, in-kind services, payment in lieu of taxes, soft loans, and/or donated land parcels.

The County collaborated and leveraged funds and resources to make CDBG and HOME projects successful. The County encouraged municipalities and non-profits to seek additional funding sources for their activities. Projects often exceeded expectations and achieved outcomes not possible with federal funds only. This CAPER reporting mentions community development and housing activities combining public and private funding that included, but were not limited to the following:

- Non-housing community development activities securing and leveraging funds from a variety of sources that included funds from the homebuyer, local appropriations for affordable housing, state and federal programs, tax credit programs, the lending community, affordable housing developers, non-profit and private foundations, income received and not yet reprogrammed, and other allowable contributions.
- Homeowners remaining in their home for ten (10) years, a full-term period, allowing forgiveness of the lien.
- Community Housing Development Organizations (CHDOs) implemented projects that successfully maximize HOME funds with other sources (both private and public funds) for the development and preservation of affordable housing units.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,762,068
2. Match contributed during current Federal fiscal year	127,500
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,889,568

Fiscal Year Summary – HOME Match	
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,889,568

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
OC BOSS (TBRA)	02/16/2022	127,500	0	0	0	0	0	0

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	6	0
Number of households supported through The Production of New Units	3	0
Number of households supported through Rehab of Existing Units	38	0
Number of households supported through Acquisition of Existing Units	0	0
Total	47	0

Table 12 – Number of Households Supported

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

Disclaimer - The County of Ocean disagrees with the tally that appears in the 'One-Year Goal' column for both the Number of Households and Number of Households Supported tables. The HUD CAPER template prohibits edit access.

If the Consolidated Plan strategized the goals and outcomes for the local community development activities, then the annual Action Plan appeared to address the shifting needs of an activity based on available funding.

Construction and rehabilitation of affordable housing projects, for instance, typically have a period between the regulatory compliance, securing the financial arrangements, and then, the site acquisition and construction phase. Regardless, the federal allocation funding available supported and served populations (homeless, non-homeless, and the special needs) that included, but were not limited to the following:

- Assistance in obtaining affordable housing.
- Retention of the available housing stock.
- Rehabilitation of existing housing units.
- Providing low- and moderate-income persons with permanent and affordable housing.
- Assistance with supportive housing that includes structural features and services, which enabled people with special needs to live with dignity.
- Improvement in housing opportunities through the creation and preservation of affordable rental housing and homeownership in close proximity to transit, employment, and community services.

Discuss how these outcomes will impact future annual action plans.

The County annually assesses its progress toward meeting goals. The Consolidated Annual Performance and Evaluation Report (CAPER) provides an opportunity to evaluate the performance of programs and services and to warrant adjustments to the current five-year goals, if applicable.

In a given year performance, as well as trends may inform and calibrate future targets. The County evaluates the outcomes and allocations when determining goals, such as affordable housing opportunities or support and assistance to subrecipients, for future annual Action Plans.

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

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

Table 13 – Number of Households Served

Narrative Information

Disclaimer - The County of Ocean disagrees with the tally that appears in the Number of Households Served table. The HUD CAPER template prohibits edit access.

The County of Ocean provided community development and housing services to households substantially more than appears in the table, Number of Households Served. The CDBG and HOME programs assisted extremely low-, low- and moderate-income families, households, and persons through the following:

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

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

The County of Ocean initiated support to numerous public and non-profit agencies that reached out to "at-risk" populations of becoming homeless. As a recipient of CDBG and HOME funds, the County of Ocean followed HUD's goal of eliminating chronic homelessness through actions that included, but were not limited to the following:

- Support for applications that aimed to end chronic homelessness.
- Support for the Continuum of Care (CoC) systems that directly assisted chronically homeless persons.
- Support for the implementation of a Cold Blue program to shelter the homeless during severe weather events.

Becoming involved in a difficult or problematic situation, especially in order to help or prevent homelessness, the County of Ocean's Continuum of Care (CoC) set goals and objectives for reducing and ending homelessness:

Goals

- Develop community-wide strategies for affordable housing.
- Identify and provide services for those most at-risk populations of becoming homeless in our community.
- Communicate and disseminate information through participation with the Human Services Advisory Committee (HSAC) and the Ocean County Homeless Prevention and Assistance Coalition (OC HPAC).
- Increase employment and income opportunities for at-risk persons of losing their homes.
- Educate the community about homelessness and advocate for evidence-based practices and solutions.
- Expand the Code Blue basic health and social services programs and their operations.

Prevention Objectives

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The County of Ocean provided funding (both federal and non-federal) to the operation, maintenance, and implementation of programs at local emergency shelters and transitional housing facilities. Homeless individuals and families received emergency sheltering and transitional housing from regional non-profit public service providers. These non-profits have expertise in operating facilities and providing services to chronically homeless, homeless veterans, homeless families with children, homeless single parents with children, single men and women, unaccompanied youth, and victims of domestic abuse.

Fostering partnerships and leveraging federal funds has been addressing the needs of the homeless collaboratively through the Code Blue program. The local Code Blue program offers emergency shelter and transitional housing needs to homeless persons when temperatures fall below 35 degrees. Legislation (N.J.S.A. A:9-43:18) enacted in 2016 by the Senate and the General Assembly of the State of New Jersey and signed into law by the Governor of New Jersey in 2017 requires county emergency management coordinators to establish a Code Blue program to shelter the homeless during severe weather events.*

Ocean County's Code Blue Plan established a collaborative approach to organize available services and protocols during extreme cold weather for vulnerable populations in Ocean County. These services and protocols included Code Blue Alerts, activation of services available during Code Blue events, and encouraged all partners to communicate regarding the ongoing efforts available in the community to address the needs of at-risk individuals during extreme weather events.

The County Office of Emergency Management released Code Blue Alerts informing the local area via email and social media, as well as, the Ocean County Department of Human Services' website information regarding the availability of weather-related services provided by non-profit and volunteer organizations.**

Each Code Blue warming center is an independently operated facility that provides accommodations during a Code Blue Alert. Visit the Ocean County Department of Human Services' website for a listing of agencies serving as collaborative Code Blue partners, ancillary resources, and Code Blue alerts.***

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

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The households imminently at risk of becoming homeless had resources available for a number of prevention projects throughout the County. Financial and service-related projects assisted households to remain in housing and avoid entering a homeless service system. The local Continuum of Care (CoC) administered housing needs and supportive services for homeless individuals and families. In addition, the County supported other local organizations that assisted homeless persons with transitional and permanent housing. Families and individuals transitioned into permanent housing through actions that included, but were not limited to the following:

- Financial assistance to homeless families and individuals to regain stability in permanent housing. The financial assistance includes security deposits, rental assistance, utility deposits, and utility assistance.
- Case management and other supportive services assisted families and individuals.
- Assisting permanent supportive housing programs through the Continuum of Care (CoC).
- Assisting households directly with rent deposits and monthly rent subsidies through the Tenant-Based Rental Assistance (TBRA) program. These HOME funds allowed eligible households to gain immediate and stable housing.
- Fostering and supporting HUD's goal of eliminating chronic homelessness through direct assistance to chronically homeless persons.

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

The Ending Homelessness Group, the Ocean County Homeless and Prevention Assistance Group (OC HPAC), the County, and its partners supported the CoC discharge policy for assisting persons aging out of foster care, health care, mental health, or correctional facilities to receive support upon leaving from a publicly funded institution and systems of care.

Several CDBG-funded agencies receiving both federal and state grants delivered homeless prevention and rapid re-housing financial assistance and housing stabilization services that included, but not limited to the following:

- Short-term financial assistance to defray rent arrears.
- Short-term rental assistance for families that have received eviction notices or experienced a

hardship that leads to homelessness.

- Security and utility deposits and housing stability case management to assist and maintain homeless families that moved into their own apartments.

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

Actions taken to address the needs of public housing

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

Three public housing authorities (PHAs) operate within Ocean County. These agencies are the Berkeley Township Housing Authority, the Brick Township Housing Authority, and the Lakewood Township Housing Authority. These PHAs incorporate accessibility standards, specifically complying with municipal and State building codes, for persons with disabilities both currently residing in a PHA housing unit and those on their waiting list.

More actions taken by the Ocean County Consortium membership addressed the needs of public housing. This group coordinated and assisted housing providers, health, mental health, and service agencies in a variety of ways that included, but were not limited to the following:

- Implementing an accounting mechanism that shared the annual distribution of funding and preparation of routine work. This included written documentation, such as applications, forms, or letters with housing and service providers.
- Developing eligible activities and projects that met the needs of the community through technical assistance, and assistance in the management of projects.
- Participating in local and regional boards, committees, and coordination efforts.
- Forming a strong working relationship with many local housing and service providers.
- These relationships included but were not limited to meeting regularly to discuss housing and human service needs and to develop strategies that addressed those needs.
- Continuing coordination between local jurisdictions, housing, and service providers.

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

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Three public housing authorities (PHAs) operate within Ocean County. These agencies are the Berkeley Township Housing Authority, the Brick Township Housing Authority, and the Lakewood Township Housing Authority.

Each of the three PHAs management recognizes the importance of participating in activities that encourage and promote the ability of their residents to control their own lives. These PHAs sought consultation from their residents for policy provisions and development activities throughout the year. The PHAs hosted numerous public hearings in regards to proposed activities to garner community support and to provide a forum to express concerns. The PHAs alongside their resident leaders promoted self-sufficiency initiatives that included, but were not limited to the following:

- Resident management.
- Homesteading and/or ownership of public housing.
- Drug-free environment.
- Enforcing fair housing laws.
- Timely housing investigations.
- Resolving fair housing complaints.

Actions taken to provide assistance to troubled PHAs

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

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

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

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

During the annual planning process, the County of Ocean examines what discriminatory practices may potentially be but also determines if housing costs or availability are barriers that exist to affordable housing for low- and moderate-income households in the County of Ocean.

The aim is to uphold the fair housing rights that include, but are not limited to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, sex, gender identity, disability, familial status or national origin, and handicap.

The County did ameliorate the negative effects of public policies through its programs and activities as follows:

- Ensuring equal opportunity for housing choices regardless of their race, color, religion, sex, gender identity, disability, familial status or national origin, and handicap.
- Supporting Community Housing Development Organizations (CHDOs), other non-profit service providers, and housing developers to leverage their HOME funding with other financial sources to produce new construction and rental housing. Increasing capacity and ability to meet affordable housing needs.
- Preserving and improving existing housing stock through housing rehabilitation, including maintenance and improvements that reverse the conditions to levels determined to be safe, decent, or sanitary when some property owners are unwilling or unable.
- Offering subsidies for First-Time Homebuyers (FTHB) and Tenant-Based Rental Assistance (TBRA).
- Providing owner-occupied and low- and moderate-income households with moderate and substantial rehabilitation. Elderly low-income residents are physically and financially unable to afford to make necessary repairs or improvements to their homes and lack the financial capacity to pay to complete repairs.
- Offering lead-based paint (LBP) hazard abatement on federally funded projects, including inspections of LBPs, hazard reduction and abatement of LBPs, and the temporary relocation of occupants during the hazard reduction phase of the process, if required.
- Resolving landlord and tenant disputes with education and resources that address fair housing procedures.

- Leveraging HOME funds for acquisition and rehabilitation of low-income affordable housing that can provide three (3) or more bedrooms to accommodate families with three (3) or more children.

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

The County of Ocean supported programs for the most underserved residents and vulnerable populations in the area. The actions included, but were not limited to the following actions:

- Leveraging financial resources and applying for additional federal and/or State funds.
- Continuing to provide housing funds for owner-occupied, the homebuyer, and rental units.
- Participating in regional planning and coordination efforts to build better communication and understanding.
- Continuing to support the Community Housing Advisory Committee (CHAC), Human Services Advisory Committee (HSAC), and the Continuum of Care (CoC).
- Supporting programs for individuals and families with children to prevent homelessness.
- Providing down payment and closing costs assistance, along with mortgage assistance at an affordable rate to enable the ownership of a home.
- Supporting Tenant-Based Rental Assistance (TBRA) and other housing programs like emergency ones.
- Supporting utility assistance to prevent homelessness.
- Supporting rehabilitate and preserve older housing stock.
- Supporting non-profit agencies to provide programs and services, including housing assistance, to the elderly and frail elderly, homeless individuals and families, at-risk of becoming homeless, and other members of underserved populations.
- Addressing infrastructure deficiencies in low- and moderate-income areas.

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

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

Federally funded housing rehabilitation projects, including those funded by HUD, effectively address lead paint hazards particularly in homes built before 1978 when receiving federal funds.

The County prioritized the reduction of lead-based paint hazards and enforced compliance with HUD's Lead-Safe Housing Rule. If a housing rehabilitation inspection found an occurrence of LBP hazards or lead, then testing occurred immediately to identify and abate the hazard. If applicable, the tenant or

homeowner relocation would be temporary during the hazard reduction phase of the process.

The County addressed LBP hazards mostly through the following measures:

- Educating applicants for housing rehabilitation on lead-based paint, and their responsibilities according to the Environmental Protection Agency (EPA) brochures - The Lead-Safe Certified Guide to Renovate Right and Protect Your Family from Lead in Your Home.
- Appointing the Ocean County Department of Health as the lead agency to handle lead hazard exposure cases in the area.
- Screening at-risk children for lead poisoning. In New Jersey, a Medicaid-eligible child, particularly under the age of 72 months, is required to be tested for lead poisoning. All blood lead test results are reported and if the results are greater than or equal to 10 µg/dL, the result is reported to the Ocean County Health Department for inclusion in their Children's Lead Poisoning Database.
- Allocating funds to cover the costs of the LBP testing and the LPB abatement, in connection with the rehabilitation of a housing unit that receives federal assistance. Properly qualified personnel perform risk assessment, paint testing, lead hazard reduction, and clearance services when applicable, at no cost to the property owner. The assessment firm determines all areas where lead is present and provides an LBP risk assessment report to the County. The report is the basis to determine what aspects require lead paint safe work practices. The property owner receives a copy of the LBP risk assessment report, which identifies the components containing LBP and/or lead.
- Incorporating lead reduction work and protective measures into rehabilitation specifications. Monitoring of lead-based paint procedures throughout the rehabilitation project to avoid disruptions to the household when addressing the reduction and abatement per specifications and in a timely manner.
- Complying with the relocation policy. A property owner may be eligible for temporary relocation accommodations when the rehabilitation project requires the disturbance of materials containing LBP and/or lead.
- Enforcing risk assessment, paint testing, lead hazard reduction, and clearance work. Prior to occupancy, the assessment firm conducts a clearance test at the dwelling and/or property. The dwelling and/or property must pass a clearance exam according to 24 CFR Part 35.

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

Reducing the number of poverty-level households is a commitment met throughout Ocean County. In particular, the County of Ocean and its partners continued their efforts to reduce the number of poverty-level families and persons through self-sufficiency programs, employment-related supportive services, and affordable housing programs. Decent housing, suitable living environments, and economic opportunities did reduce the number of families living in poverty while also improving their living conditions.

Many anti-poverty programs and special needs programs recognized the need to take action to overcome poverty issues. Several agencies and organizations received federal assistance to fight poverty exclusively. The actions and services taken to reduce the number of poverty-level families and persons included, but not limited to the following:

- Family Self-Sufficiency.
- Prevention and crisis services.
- Transitional housing.
- Permanent housing.
- Homebuyer assistance.
- Housing rehabilitation.
- Tenant-based rental assistance.
- Employment-related supportive services.
- Educational workshops and training.
- Youth services.
- Abused/neglected children and their family services.
- Long-term support, including utility, medical, and food assistance, for individuals and families that are homeless, at-risk of homelessness, and disabled and non-disabled persons.

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

The County of Ocean facilitated and coordinated a strong institutional structure that included, but was not limited to the following:

Private Sector

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

Public Sector

Ocean County Planning Department - Ocean County Planning Department (OCPD) is responsible for the administration of the CDBG and HOME Investment programs. The OCPD and our other affiliates the Board of Social Services, Veterans Service Bureau, and the departments of Finance, Health, Human Services, and Senior Services collaborated to meet the Consolidated Plan and Annual Action Plan goals and objectives.

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

Continuum of Care (CoC) - The Ending Homelessness Group, through Monarch Housing, is the coordinator of the Continuum of Care (CoC) and the lead agency for the Ocean County Homelessness Prevention and Assistance Coalition (OC HPAC). The Ending Homelessness Group facilitated the HMIS coordinated assessment system with social services agencies, federally qualified health centers, hospitals, mental healthcare, and homeless service providers. The OC HPAC continued its collaboration

with housing providers to deliver services to the homeless and at-risk of homelessness.

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

Non-Profit Agencies

Many non-profit agencies served target income households. Coordinating and collaborating with these service providers ensured service to the particular needs in the community that included, but were not limited to the following:

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

Many non-profit agencies provided programs and services that benefitted various segments of society, including the underserved, the most vulnerable, and at-risk populations that included, but were not limited to the following:

- Low- and moderate-income persons.
- Families with children.
- Elderly.
- Chronic homelessness.
- Mentally ill.
- Chronic substance abuse.
- Veterans.
- Unaccompanied youth.
- Frail elderly.
- Persons with physical disabilities and developmental disabilities.
- Persons with alcohol or other addictions.
- Persons with HIV/AIDS.
- Victims of domestic violence.

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

The Ocean County Consortium (OCC) continued to collaborate with public and private agencies to ensure that funding priorities align with current community development goals. The County

coordinated with housing partners (local and non-profit) and for-profit developers to help meet the affordable housing needs of residents. The County focused block grant allocations on affordable housing opportunities and capital improvement needs, as well as, supported creative solutions to meet the needs of the underserved and most vulnerable with interfaith-based service providers.

The County of Ocean and its affiliates interacted and communicated the needs of the community with one another. Monthly and quarterly interactions discussed activities, the status of projects, applications for programs, awareness of federal grant funding, and policy mandates. Active participants addressing in open-dialogue the gaps in their programming helped to foster new approaches to serving the homeless, at-risk of homelessness, and the low- and moderate-income households.

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

The County of Ocean examines what discriminatory practices may potentially be but also determines if housing costs or availability are barriers that exist to affordable housing for low- and moderate-income households. The aim is to uphold the fair housing rights that include, but are not limited to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, sex, gender identity, disability, familial status or national origin, and disability.

Housing

The First-Time Homebuyers (FTHB) program has a family self-sufficiency component, previously a Housing Choice Voucher (HCV), which helps low-income households to maintain decent employment and/or gain further education that supports their economic independence and self-sufficiency. When FTHB individuals or families were determined to be at a financially stable point in their life, then they could maintain homeownership. In addition, all housing program recipients were required to receive housing counseling and training that supplies homebuyers, renters, and homeowners with the skills and knowledge they needed to be successful in maintaining their home, as well as, their finances.

The County's FTHB program has an outreach program that provided participating lending agencies informational brochures, facilitated meetings, and offered other technical assistance to prevent bias in lending. Discrimination in mortgage lending is illegal under the Fair Housing Act. The FTHB program ensured that loan rates and payments were readily available to low- and moderate-income households for increasing their homeownership opportunities.

Outreach

Advertising the CDBG and HOME programs and their availability in newspapers, including a foreign language one, that serve the local population. This outreach method informed non-English speaking individuals of the various programs by this CDBG office. Additional marketing accomplished through other social service agencies or faith-based organizations served the LEP population.

The County has conducted targeted outreach to Asian and Hispanic LEP groups to alleviate issues of inadequate outreach. Outreach included research into Asian and Hispanic organizations to learn how information/language translation services may be better disseminated. In regards to Hispanic LEP groups, the County has an on-site translator who is available to respond to questions in Spanish and provides Spanish translations of all public notices.

Complaint Procedure

Title VI requires that no person in the United States of America shall, on the grounds of race, color, religion, sex, national origin, familial status (families with children under 18), and disability, be excluded from the participation in, be denied the benefits of or be otherwise subjected to discrimination under any program or activity.

The Consortium staff files and keeps complaints based on denial of benefits. This service provided public information and assistance to people who wanted to file a complaint about unfair housing practices. The staff also provided technical assistance to housing providers and social service agencies that included activities, such as call screening, complaint intake, evaluation, and referral for testing or enforcement. The Ocean County Fair Housing Officer (FHO) will investigate the fair housing complaint or may refer the complaint to the U.S. Department of Housing and Urban Development (HUD) for their investigation.

The County continues to maintain its commitment to affirmatively furthering fair housing and thus has included specific Non-Discrimination and Accessibility clauses in our CDBG application submission requirements:

Non-Discrimination and Equal Opportunity Statement

Non-Discrimination and Equal Opportunity: Grant recipients must comply with various federal, state, and local laws that provide equal opportunity and ensures that no person or groups of persons shall, on the grounds of race; color; national or ethnic origin; ancestry; age; religion or religion creed; disability or handicap; sex; sexual orientation; gender; gender identity and expression, including a transgender identity; genetics; military and veteran status; retaliation and any other characteristic protected under applicable federal, state, or local law, herein called "protected categories" be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered by the County of Ocean, its recipients, subrecipients, contractors and subcontractors, staff, applicant, and third parties, includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the agency. Discrimination is prohibited in the provision of services, in access to the services and to the facilities where the services are provided, and in all other aspects of administering a CDBG project such as employment and procurement.

Fair Housing Statement

Fair Housing: The Fair Housing Act prohibits discrimination in the sale, rental or financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, disability, familial status or national origin. The Fair Housing Act applies to a housing provider's consideration of a person's limited ability to read, write, speak or understand English. Specifically, the Fair Housing Act addresses how the disparate treatment and discriminatory effects methods of proof apply in Fair Housing Act cases in which a housing provider bases an adverse housing action - such as a refusal to rent or renew a lease - on an individual's limited ability to read, write, speak or understand English.

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

Monitoring is an ongoing process of reviewing subrecipients for their performance outcomes and compliance with quarterly progress reports, annual tenant and beneficiary reports, reimbursement requests, financials and single audits, and performance. The County Planning Department staff monitored each subrecipient through federal reporting, desk and on-site monitoring, and specific performance measures for its federally funded project. Additionally, the staff conducted on-site visits to monitor and review labor standards and to interview employees on their work performed.

The CDBG and HOME programs have requirements, which include an annual risk assessment to determine monitoring frequency. These on-site visits may discover findings that deem additional visits that are necessary and appropriate to schedule. Regardless, the monitoring reports reflect the date of visits and inspections, observations, findings and concerns, and remediation plans. Complete monitoring reports kept on file with the project highlight any findings, if applicable.

In addition to monitoring CDBG projects for adherence with applicable federal and state regulations, the County also monitored HOME Consortium members, including CHDO's.

CDBG and HOME monitoring included, but were not limited to the following:

- Documenting HOME compliance with subrecipient monitoring.
- Assuring HOME subrecipients comply with applicable federal regulations.
- Assuring applications and activities identified the low- and moderate-income populations and the presumed beneficiary serving.
- Requiring housing rehabilitation projects have a screening and an eligibility qualification process. An affidavit declares the dwelling is the primary residence of the head of the household and that monitoring will occur at the dwelling on an annual basis. Additionally, the affidavit states explicitly that monitoring is a requirement for the HOME program.
- Enforcing tenant household income laws through fair housing, the physical condition, and the long-term affordability requirements.
- Reviewing weekly payroll to ensure compliance with the Davis-Bacon Act, the New Jersey prevailing wage rates, and the Section 3 requirement, if applicable.
- Reporting contract and subcontract activities subject to Davis-Bacon Related Act (DBRA) and Contract Work Hours and Safety Standards Act (CWHSSA).

- Submitting the Minority Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) reports to the U.S. Department of Housing and Urban Development (HUD).
- Assuring compliance with the Federal Office of Management and Budget (OMB) circulars and local regulations relating to financial management systems, procurement and contracting, labor standards, record keeping, and reporting requirements.

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

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

The U.S. Department of Housing and Urban Development (HUD) requires an entitlement jurisdiction to provide its citizens with a participation process. The primary goal is to provide citizens, especially low- and moderate-income citizens of the community where CDBG-funded activities will take place, an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects. The Citizen Participation Plan is a pathway for all citizens to exercise their voice and influence decisions that affect their communities, neighborhoods, and way of life.

The County of Ocean’s Citizen Participation Plan (CPP) centers largely on public hearings, public meetings, and public comment periods. The Ocean County Planning Department (OCPD) held numerous public hearings and meetings to evaluate proposed activities and to discuss if the activities address the priority needs of the community. The Ocean County Housing Advisory Committee (CHAC) met to discuss the activities and the outcomes to achieve. The CHAC is comprised of a membership that represents a broad spectrum of community organizations - affordable housing, homelessness, disability services, neighborhood revitalization, social services, fair housing, economic development, and non-profit management.

The County of Ocean regularly engages with its citizen groups, external advocates, and non-profit community-based organizations to ensure that our programs meet the needs of the community. These engagements include, but not limited to the programmatic approach to the Continuum of Care (CoC), membership with the Ocean County Human Service Advisory Council (HSAC), and the Ocean County Housing Advisory Committee (CHAC).

This CAPER contains the accomplishments and progress toward Consolidated Plan goals. Additionally, the citizen participation includes legal notices appearing in local newspapers, including versions translated into Spanish. This legal notice includes a description of the defined period for the public comment period and how to forward a comment. In order to facilitate continuity in our programs and to provide accountability to our citizens, Ocean County will submit its CAPER to HUD.

CR-45 - CDBG 91.520(c)

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

No changes were implemented in regards to the priority of objectives. The County made every effort to carry out all program elements.

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

No

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

CR-50 - HOME 91.520(d)

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

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

Monitoring is an ongoing process for activities funded with HOME Investment funds. HOME regulations require annual HQS Habitability Standards inspections. All housing subsidized under 24 CFR 574.300(b)(3),(4),(5), and (8), including units assisted under HOPWA tenant-based and project-based rental assistance, must be safe and sanitary. Units must undergo inspection to ensure compliance with HUD's HQS Habitability Standards and any state or local requirements.

The County conducted on-site inspections of HOME-assisted rental units during the required affordability period. Inspections monitored HUD property standards in accordance with 24 CFR 92.251. On-site inspections included employee interviews, progress inspections, reviewing tenant files to ensure income and rent eligibility, physical site inspections of units and common areas, and other verifications.

On-site inspections occurred within 12 months of project completion and at least once every three years thereafter during the period of affordability. If an inspection identified any conditions that did not meet local ordinances and federal property standards, the County addressed a letter with the number of citations to the subrecipient. Within the next 12 months, another on-site inspection scheduled would verify corrections of deficiencies.

The HOME-assisted rental inspection cycle is as follows:

- One to four units are inspected every three years.
- Five to twenty-five (25) units are inspected every two years.
- Twenty-six (26) or more units are inspected annually.

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

The County of Ocean commits to fostering equity for the public and actively promotes awareness of non-discrimination and accessibility requirements and resources. The County abides by the Fair Housing Act to prohibit discrimination in the sale, rental, or financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, disability, familial status, or national origin. The Fair Housing Act applies to a housing provider's consideration of a person's limited ability to read, write, speak or understand English. Additionally, the County abides by the Equal Access to Housing Final Rule -

equal access to individuals in accordance with their gender identity in programs and shelters funded under programs administered by HUD's Office of Community Planning and Development (CPD).

The County of Ocean ensured that no person or groups of persons shall, on the grounds of race; color; national or ethnic origin; ancestry; age; religion or religion creed; disability or handicap; sex; sexual orientation; gender; gender identity and expression, including a transgender identity; genetics; military and veteran status; retaliation and any other characteristic protected under applicable federal, state, or local law, herein called "protected categories" be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered by the County of Ocean, its recipients, subrecipients, contractors and subcontractors, staff, applicant, and third parties, includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the agency.

In accordance with Title 24 CFR Part 92.351 of the HOME Investment Partnerships Program Interim Rule dated December 16, 1991, and in furtherance of the County of Ocean's commitment to non-discrimination and equal opportunity in housing, the County of Ocean has established procedures to affirmatively market housing consisting of 5 or more units developed through the HOME Program.

The County required Community Housing Development Organizations (CHDOs) and private developers to submit their own affirmative marketing plan or to utilize the County's Affirmative Marketing Plan and Implementing Procedures when there are five or more units receiving HOME Investment program funds. In addition, a County assessed the non-county affirmative marketing plans during the application stage, before and during the project contracting processes, and when monitoring projects during the period of affordability for HOME projects. Monitoring reviewed that the plan identifies and markets the proposed units to those populations least likely to apply.

The County of Ocean committed actions to affirmative marketing that included, but were not limited to the following:

- Method for Informing the Public, Owners and Potential Tenants about Federal Fair Housing Laws and the Affirmative Marketing Policy.*
- Method Required by Owners to Affirmatively Market to Persons in the Housing Market Area.*
- Special Outreach Procedures.*
- Maintenance of Records.*
- Assessment and Corrective Actions.*
- Fair housing workshops explaining in more detail the tenant and landlord rights and fair housing obligations to residents.
- Presenting advertisements, brochures, and marketing-related media with the equal housing opportunity logo.

*(Source: County of Ocean Affirmative Marketing Policy and Implementing Procedures)

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

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

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

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

The County's CDBG and HOME funds addressed housing and community development needs. While for-profit and non-profit housing providers may have addressed affordable housing needs through multiple funding streams that included, but were not limited to the following:

- CDBG and/or HOME funds.
- Other federal and state sources.
- Low Income Housing Tax Credits (LIHTCs).

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

- Promoting and supporting affordable housing opportunities.
- Providing down payment assistance and closing cost subsidies to eligible first-time homebuyers, new construction, minor home repair, and rehabilitation of affordable housing units for the purpose of increasing the availability of housing to the extremely low-, low- and moderate-income persons.
- Expanding affordable housing initiatives through housing and community resources.
- Promoting the development of collaborations and partnerships between non-profit and for-profit builders, developers, and other interested parties to increase the capacity and development, and retention of decent and safe affordable housing and to direct resources to prevent foreclosure, mortgage modification, and refinancing.
- Engaging lending institutions that currently participate in our affordable housing finance program to lend or expand their lending for housing construction, purchasing, or rehabilitation using HOME or other federal and State funds (leveraging) for the prescribed period. Deed restriction and monitoring enforce this criterion.
- Promoting the utilization of the Low-Income Housing Tax Credit (LIHTC) as a means of an additional funding source for the development of affordable housing, both single-family and multi-family rental housing. LIHTCs provides federal income tax credits to developers who

construct, rehabilitate, or acquire qualified low-income rental housing.

- Educating local landlords about converting their units to affordable rental housing through a HUD-subsidized tenant.
- Providing certified-CHDOs CDBG and HOME funds to further affordable housing and rehabilitation of multi-family rental and single-family ownership housing, and for the acquisition - with or without rehabilitation - of single-family housing.
- Supporting low-income households with direct homeownership assistance, new construction housing, rehabilitation, lead-based paint abatement, and tenant-based rental assistance (24-months).

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	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

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

This CR-58 Section 3 is designed to track and report labor hours and qualitative efforts that under Section 3 impact in directing employment opportunities and sustaining employment for the people served by HUD financial assistance programs.*

Section 3 projects mean housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs. The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.**

The County of Ocean does not own land, property, or anticipate owning land and property for public housing. The County of Ocean does not use any of its CDBG funds for public housing activities.

The County of Ocean's CDBG and HOME (HUD financial assistance programs) did not fund individual housing rehabilitation, housing construction, and other public construction projects in excess of either federal threshold during this reporting period.

*<https://www.govinfo.gov/content/pkg/FR-2020-09-29/pdf/2020-19185.pdf>

**https://www.hud.gov/program_offices/field_policy_mgt/section3/reporting_requirements

Attachment

Executive Summary

Executive Summary

Executive Summary

1. Introduction

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

A Consolidated Plan for Housing and Community Development (Consolidated Plan) must be prepared every five years for a community to receive CDBG and HOME funds from HUD. The Consolidated Plan is a comprehensive analysis and evaluation of a community's needs, which identify goals and objectives and establish a vision for attaining a higher quality of life for low- and moderate-income residents. Prior to the start of each fiscal year within the five-year Consolidated Plan period, an Annual Action Plan must be prepared, which lists the specific activities that will be undertaken, utilizing CDBG and HOME funds, that will work toward accomplishing the 5-year vision.

The Consolidated Annual Performance and Evaluation Report (CAPER) must also be prepared annually as a mechanism for reporting accomplishments of the funded activities and to measure the success in achieving the vision, goals, and objectives identified in the Consolidated Plan.

The overarching goal of the County of Ocean is to provide a healthy, affordable, accessible and welcoming community for its residents to live and work and for its businesses to thrive. To accomplish this goal, the County uses grants from the U.S. Department of Housing and Urban Development (HUD) - Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) - that the Ocean County Department of Planning (OCPD) administers. The following describes each of the grants and their program objectives.

- **Community Development Block Grant (CDBG)** is a formula-based program designed to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for persons of low- and moderate-income.
- **HOME Investment Partnerships (HOME)** is a formula-based program for expanding and improving the supply of decent, safe and affordable housing for low- and moderate-income persons.

These resources fund a wide range of projects designed to develop and maintain affordable housing, improve neighborhood public facilities, provide economic opportunities, improve access to public facilities for people with disabilities, provide critical public services, assist people who are homeless, and prevent homelessness.

2. Summary of the objectives and outcomes identified in the Report

Throughout the many years of the County of Ocean's CDBG program, low- and moderate-income residents have experienced significant improvements to their physical and social environments. The CDBG program has made a strong impact in Ocean County, as seen through the numerous homes rehabilitated, neighborhood facilities and infrastructures improved, businesses strengthened, jobs created and families served through our non-profit community partners.

This CAPER report is an opportunity to demonstrate our progress and the accomplishments produced by the County of Ocean and its community partners, to report our successes over the past fiscal year and to inform the community of how federal and local programs are making a difference in the lives of its low- and moderate-income residents. In this report, we included the information from the online system to fulfill HUD requirements, as well as information that may be of interest to our residents.

All of the funding priorities serve the extremely low-, low- and moderate-income households in the County of Ocean. In addition, the activities serve the special needs populations include the following:

- Seniors.
- Persons with disabilities.
- Persons experiencing homelessness and at-risk persons of homelessness.
- Persons living with HIV/AIDS.
- At-risk children and youth.
- Victims of domestic violence.
- Housing authority residents.
- Persons returning to the community from correctional institutions, and/or with criminal histories.

3. Evaluation of past performance

In order to provide a context for this Consolidated Plan, the County of Ocean reviewed the previous five years of Consolidated Annual Performance and Evaluation Reports (CAPERs) and HUD's subsequent Program Year-End Review Letters. The CAPER lists the accomplishments in relationship to the goals and priorities established in the previous Consolidated Plan submitted to the U.S. Department of Housing and Urban Development (HUD).

During the course of the previous five years, the County of Ocean has demonstrated that the programs listed in the Consolidated Plan have complied with the statutes and operating regulations set by HUD. In HUD's annual reviews, it has acknowledged that the County of Ocean has the capacity to administer Consolidated Plan programs.

The previous CAPER indicates a strong record of accomplishment of setting and meeting the goals set by the County of Ocean. The County of Ocean has demonstrated its timeliness in expending grant funds as prescribed by 24 CFR 570.902(a)(1), which measures timeliness by requiring that the total of the entitlement grant funds available from the U.S. Treasury is less than 1.5 times the entitlement grant for the current year. The County of Ocean has also demonstrated compliance with 24 CFR 570.200(a)(3), the Overall Benefit Certification. This Certification requires that not less than seventy percent (70%) of the aggregate of CDBG expenditures for activities benefiting low- and moderate-income constituents.

Even though progress was achieved, it is important to note that the COVID-19 pandemic and subsequent quarantine provided a challenge in completing some activities in a timely manner. Specifically, quarantine measures prevented construction projects from commencing in addition to housing rehabilitation projects being put on hold due to not being able to enter housing units. However, regardless of these barriers, the County is devoted to continuing its mission to serve residents by helping provide safe and affordable housing for all. With the relaxing of these public health measures, the County is prepared to partner with Municipalities and Non-Profits to make up for lost time and push progress forward.

4. Summary of citizen participation process and consultation process

The citizen participation and stakeholder consultation process are key components of the development of the Consolidated Plan, as set forth in Subpart B of 24 CFR Part 91. The County of Ocean strives to ensure that the Consolidated Plan planning process includes opportunities for public participation. To solicit citizen participation input, the County of Ocean engages in various activities that include, but not limited to the following:

- Public hearings, meetings, and public comment periods.
- Involvement of affected persons and other concerned citizens.
- Transparency and freedom of access to this Consolidated Plan and Action Plan.
- Consultation with public and private agencies that provide assisted housing.
- Health services.
- Fair housing services for children, veterans, youth, elderly, persons with disabilities, and persons living with HIV/AIDS.

The Ocean County Planning Department (OCPD) held numerous public hearings and meetings to evaluate proposed activities and to discuss if the activities address the priority needs of the community. The Ocean County Housing Advisory Committee (CHAC) met to discuss the activities and the outcomes to achieve. The CHAC is comprised of a membership that represents a broad spectrum of community organizations - affordable housing, homelessness, disability services, neighborhood revitalization, social services, fair housing, economic development, and non-profit management.

The County of Ocean regularly engages with its citizen groups, external advocates, and non-profit community-based organizations to ensure that our programs meet the needs of the community. These engagements include, but not limited to the programmatic approach to the Continuum of Care (CoC), membership with the Ocean County Human Service Advisory Council (HSAC), and the Ocean County Housing Advisory Committee (CHAC).

This CAPER contains the accomplishments and progress toward Consolidated Plan goals. Additionally, the citizen participation includes legal notices appearing in local newspapers, including versions translated into Spanish. This legal notice includes a description of the defined period for the public comment period and how to forward a comment. In order to facilitate continuity in our programs and to provide accountability to our citizens, Ocean County will submit its CAPER to HUD.

The County of Ocean held its public hearings and meetings to allow the public to provide input as follows:

- Providing a Spanish translator.
- Publishing legal notices in local newspapers, including versions translated into Spanish.
- Email notification outreach through a network of non-profit service providers.
- Web-hosting information.

5. Summary of public comments

This section includes, but not limited to a summary of the public comments in the final version of the CAPER.

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

All comments received to date have been accepted and considered in the CAPER and summarized in the final version of the CAPER. This section includes, but is not limited to a summary of the public comments in the final version of the CAPER.

7. Summary

The County of Ocean's draft and final version of this CAPER identifies the housing and community development needs of the predominantly low- and moderate-income communities in the County of Ocean. The objective is to target available resources to meet the identified needs in order to revitalize neighborhoods and improve the quality of life.

This CAPER report also details projects and programs completed during the period and measures the accomplishments against the goals established in the County's five-year Consolidated Plan. While the CAPER uses the required U.S. Department of Housing and Urban Development (HUD) Integrated Disbursement Information System (IDIS) as a means of tracking expenditures and reporting performance, citizens are encouraged to review the narratives and tables that document actual performance.

Affordable Housing Strategy Table

Affordable Housing Strategy Table

Ocean County Affordable Housing Strategy			
OBJECTIVES	STRATEGIES		
	FUNDING SOURCES	ACTIVITIES	TARGET POPULATION
Expand the supply of affordable rental housing	HOME Program Funds CHDO Matching Funds Lenders Developers Foundations	New Construction Acquisition Rehabilitation	Low and moderate income households, including very low income renters
Expand ownership opportunities for first time homebuyers	HOME Program Funds Lenders Buyer Contributions Private Contributions State Funds	Down payment and Closing Cost assistance Homebuyers Education Housing counseling	Low and moderate income households
Preserve and improve the existing housing stock for sustainability	HOME Program Funds CDBG Program Funds Existing Property Owners	Rehabilitation of single family owner occupied residential units to bring to State and local code	Low and moderate income households
Provide rental assistance for very low income families	HOME Program Funds Tenant Contribution	Tenant based rental assistance (24-month rental subsidies)	Low and moderate income renters
Reduce homelessness	Continuum of Care Funding Social Service Agencies	Development of permanent housing with support services	Homeless families and individuals
Provide supportive housing for seniors and individuals with special needs	Continuum of Care Funding Social Service Agencies	Development of supportive housing Provision of support housing	Low income seniors Individuals with disabilities/special needs
Remove impediments to fair housing	County of Ocean Anti-Poverty Agencies Social Service Agencies	Education Counseling/Outreach Investigation Enforcement Advocacy	Racial/ethnic minorities Families Individuals with disabilities

