

2024 Toms River Township CDBG ACTION PLAN- DRAFT

Executive Summary

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

1. Introduction

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

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

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

The Township is the second most populated municipality in the County, second only to Lakewood Township. The Township has a total of 95,5438 residents as of the 2020 census.

2. Summarize the objectives and outcomes identified in the Plan

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

The Township has identified the following needs has high and medium priority for the next five years:

High Priority:

- Residential energy efficient emergency improvements
- Owner-occupied housing rehabilitation/rent-occupied Housing rehabilitation
- Emergency housing for homeless
- Accessibility improvements ADA (handicapped ramps)
- First-time homebuyer assistance
- Permanent housing for homeless/rental assistance
- Infrastructure (street, drainage, sidewalk improvements)
- ADA Accessibility to public facilities
- Economic Development
- Abused, abandoned & neglected children services
- Youth services
- Transportation services
- Senior Services
- Homeless Services

Medium- High Priority:

- Substance abuse services
- Battered and abused spouses services
- Food banks
- Child care services
- HIV/AIDS services

Medium Priority:

- Fair Housing
- Rental Assistance
- Residential lead based paint testing/removal
- New or renovated playgrounds in low/mod areas only

3. Evaluation of past performance

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. The Township has met its 1.5 timeliness ratio every year from 2015-2022.

The Township has assisted a total of 8,125 individuals/households with various services in FY2022. Housing Rehab. – 48 households (this includes the Township, Hands for All, Ocean Inc & Habitat)

Youth – 23 youths.

Senior Services – 1,008 individuals

Homeless - 2,138

Total Assisted – 3,217 people/households

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Mayor’s Affordable and Fair Housing Committee met on February 21, 2024 to review priorities and to solicit public input. The Committee offered recommendations and suggestions regarding funding priorities and also provided useful feedback regarding the current trends and issues. 4.

5. Summary of public comments

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

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

All comments were accepted.

7. Summary

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Toms River	

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Township of Toms River

33 Washington Street

Toms River, NJ 08753

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

1. Introduction

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

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

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

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

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

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

These service agencies assist chronically homeless individuals and families, families with children, veterans and unaccompanied youth, and persons at risk of homelessness. Toms River has funded STEPS, Ocean Inc., CONTACT, Ocean Harbor House, Providence House, Just Believe, Inc., and Interfaith

Hospitality. These organizations cater to homeless individuals, persons at risk of becoming homeless, veterans, domestic violence victims, and abused and neglected children.

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

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

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Just Believe, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Just Believe had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. Just Believe Inc. provided a comprehensive overview of the needs of extremely low income to moderate income households

2	Agency/Group/Organization	Solutions To End Poverty (STEPS)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STEPS had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
3	Agency/Group/Organization	HOMES FOR ALL
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homes For All had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
4	Agency/Group/Organization	OCEAN INC
	Agency/Group/Organization Type	Housing Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OCEAN, Inc. had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
5	Agency/Group/Organization	Providence House [Catholic Charities]
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Providence House had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
6	Agency/Group/Organization	INTERFAITH HOSPITALITY NETWORK
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interfaith Hospitality Network had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
7	Agency/Group/Organization	COMMUNITY SERVICES Inc. MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Regional organization

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs malnutrition.
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.

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

All agency types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ocean County Department of Human Services	There is no continuum of care plan that we are aware. However they try to assist the most vulnerable populations which the Township has prioritized.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

The Mayor’s Affordable and Fare Housing Committee met on February 16, 2024 to review the various submission for the FY2024 CDGB Grant process. Members reflected on the priorities for the year and reviewed the applications to ensure that the goals and objectives outlined in the current Consolidated Please were addressed. A public meeting was held on March 1, 2024 that permitted the public to comment on the proposal and discuss the current priorities. This meeting was advertised 10 day in advance in the Asbury Park Press in both English and Spanish. The Township accepted public comments for the next 30 days and will include those comments in the FY2024 Action Plan. A public meeting was held on March 1, 2032 to accept any comments regarding the draft action plan. There were no comments from the public at that meeting. Additionally, the advertisement noted that the public could submit comments to the Township through April 1, 2024.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	one person.	the attendee asked questions regarding the process, specifically, how and when funding would be distributed.	all comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	None	None.	All comments accepted.	

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

Toms River Township anticipates receiving a total of \$412,033.00 in CDBG allocations For the 2024 Fiscal Year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	412,033	0			0	
Other	public - federal	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

The Township of Toms River does not require a matching fund, although the ranking process rewards projects that provide leveraging

sources. Most of the Township’s subrecipients leverage private donated funds, other CDBG awards, state grants, and donated materials. Most applicants do not receive state grants but a few such as Ocean’s Harbor House receive assistance from the state. Harbor House receives assistance from NJ Division of Child Protection and Permanency.

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

The Action Plan does not call for construction of new dwellings. Affordable Housing construction is addressed in the Toms River Township Housing Master Plan Element. All Affordable Housing units must be affirmatively marketed and meet income eligibility in accordance with the Council on Affordable Housing (COAH) regulations. The Township's Affordable Housing Plan was approved by the courts for certification in mid-December of 2016, since COAH has been inactive. The Township Planning Board and Township Council adopted in the New Housing Master Plan Element and adopted new land use ordinances to ensure implementation of the plan. In addition, the Township approved and adopted a new Affirmative Marketing Plan and Affordable Housing ordinances as directed by the Court Master. The new Affordable Housing ordinances require all new multi-family housing complexes with six or more units to provide onsite affordable housing and does not allow a payment in lieu of construction. In addition, the new ordinance requires a certain percentage of the low income dwelling units to be reserved for very low income individuals.

Discussion

Toms River Township maximizes its CDBG funding by ensuring that it complies with the needs that were identified in the 5-year Consolidated Plan. Any additional funding provided by HUD will be divided up among the various public services requesting funding through this program.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
	<TYPE=[pivot_table] REPORT_GUID=[8259A9F3469186F518038A8E2F9CBDBA]>

AP-35 Projects - 91.420, 91.220(d)

Introduction

Toms River Township is anticipating an allocation of \$41.00 for the fiscal year 2022. The funds were allocated to four housing rehabilitation agencies: Hands for All, Ocean In., Habitat for Humanity and Toms River Township Housing Rehabilitation Program. Funds were distributed to 19 non-profits including the Hope Center and Just Believe to provide homelessness assistance public service programs. All program income received from the Township Housing Rehabilitation Program is automatically provided to the currently active housing rehabilitation program fiscal year. Any additional funding received from HUD will be distributed among the public services proportionately.

#	Project Name
1	Housing Rehab - Financial Assistance
2	Homes for All/Hands for All
3	OCEAN, Inc.
4	Habitat for Humanity
5	Housing Rehabilitation Administration
6	Administrative Personnel
7	Big Brothers/Big Sisters of Ocean County
8	Boy Scouts of America - Jersey Shore Council
9	Caregivers
10	Community Services
11	Contact
12	Family Promise
13	Fulfill
14	Interfaith Family Services
15	Just Believe
16	Ocean's Harbor House
17	Providence House
18	The Arc
19	The Hope Center
20	Toms River Housing and Homeless Coalition
21	
22	
23	
24	

Table 7 – Project Information

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

needs

The rationale for allocation priorities is based upon our consultation with the Mayor’s Affordable and Fair Housing Committee and the list of priorities developed by said committee during both the consultation phase of the Action Plan and during the consultation for the Consolidated Plan.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Housing Rehab - Financial Assistance
	Target Area	
	Goals Supported	
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	:
	Description	provide housing rehab to income qualifying households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10 - 12 households
	Location Description	
	Planned Activities	Toms River
2	Project Name	Homes for All/Hands for All
	Target Area	
	Goals Supported	
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	:
	Description	provide emergent rehab to income qualifying households
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	40 households
	Location Description	Toms River
	Planned Activities	
3	Project Name	OCEAN, Inc.
	Target Area	
	Goals Supported	
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	:
	Description	emergent rehab roofs and heating units
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	8 households
	Location Description	Toms River
	Planned Activities	
4	Project Name	Habitat for Humanity
	Target Area	
	Goals Supported	
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	:
	Description	Emergent rehab to income qualifying households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	11 households
	Location Description	Toms River
	Planned Activities	
5	Project Name	Housing Rehabilitation Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	salaries for Housing Rehab personnel
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 - 12 households
	Location Description	Toms River
	Planned Activities	
6	Project Name	Administrative Personnel
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	Salaries for CDBG Administrative Personnel
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Toms River
	Planned Activities	
7	Project Name	Big Brothers/Big Sisters of Ocean County
	Target Area	
	Goals Supported	
	Needs Addressed	Abused, abandoned & neglected children
	Funding	:
	Description	provide mentorship program to at risk youth
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 at risk youths
	Location Description	Toms River
	Planned Activities	
8	Project Name	Boy Scouts of America - Jersey Shore Council
	Target Area	
	Goals Supported	
	Needs Addressed	Abused, abandoned & neglected children
	Funding	:
	Description	provide funding for activities, uniforms etc. for youth of income qualifying households
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	35 families
	Location Description	Toms River
	Planned Activities	
	Project Name	Caregivers

9	Target Area	
	Goals Supported	
	Needs Addressed	Senior Services
	Funding	:
	Description	provide support to homebound seniors such as transportation, food shopping, etc.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	500 individuals
	Location Description	Toms River
	Planned Activities	
	10	Project Name
Target Area		
Goals Supported		
Needs Addressed		
Funding		:
Description		
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		
11	Project Name	Community Services
	Target Area	
	Goals Supported	
	Needs Addressed	Senior Services
	Funding	:
	Description	provide meals on wheels program for homebound seniors
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	180 individuals
	Location Description	Toms River
	Planned Activities	
12	Project Name	Contact
	Target Area	
	Goals Supported	
	Needs Addressed	Homeless services
	Funding	:
	Description	provide 24 hour hotline to assist the homeless
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	3000 individuals
	Location Description	Toms River
	Planned Activities	
13	Project Name	Family Promise
	Target Area	
	Goals Supported	
	Needs Addressed	Homeless services
	Funding	:
	Description	provide homeless shelter and prevention services
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	600 individuals
	Location Description	Toms River
	Planned Activities	
14	Project Name	Fulfill
	Target Area	
	Goals Supported	
	Needs Addressed	Food Banks

	Funding	:
	Description	provide food bank
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	1162 individuals
	Location Description	Toms River
	Planned Activities	
15	Project Name	Interfaith Family Services
	Target Area	
	Goals Supported	
	Needs Addressed	Homeless services
	Funding	:
	Description	provide shelter, clothing, food, counseling, job training to homeless families
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	36
	Location Description	Toms River
	Planned Activities	
16	Project Name	Just Believe
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for Homeless
	Funding	:
	Description	provide shelter, food, clothing to homeless during Code Blue
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Toms River
	Planned Activities	

17	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	Project Name	Ocean's Harbor House
	Target Area	
	Goals Supported	
	Needs Addressed	Abused, abandoned & neglected children
	Funding	:
	Description	provide shelter, clothing, food, counseling to at risk youth
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	80
	Location Description	Toms River
	Planned Activities	
19	Project Name	Providence House
	Target Area	
	Goals Supported	
	Needs Addressed	Battered and abused spouses services
	Funding	:
	Description	provide shelter, food, clothing, counseling to battered individuals and their children
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	60
	Location Description	Toms River
	Planned Activities	
20	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Toms River
	Planned Activities	
	21	Project Name
Target Area		
Goals Supported		
Needs Addressed		Economic Development
Funding		:
Description		Employment Training for Handicapped Adults
Target Date		12/31/2024
Estimate the number and type of families that will benefit from the proposed activities		75 individuals
Location Description		Toms River
Planned Activities		
22		Project Name
	Target Area	
	Goals Supported	
	Needs Addressed	Emergency Housing for Homeless
	Funding	:

	Description	Emergency homeless support
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	75
	Location Description	Toms River
	Planned Activities	
23	Project Name	Toms River Housing and Homeless Coalition
	Target Area	
	Goals Supported	
	Needs Addressed	Homeless services
	Funding	:
	Description	Homeless support
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	Toms River
	Planned Activities	
24	Project Name	Toms River Senior Center
	Target Area	
	Goals Supported	
	Needs Addressed	Senior Services
	Funding	:
	Description	Provide transportation to homebound seniors
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	500
	Location Description	Toms River
	Planned Activities	

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

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

The Township did not fund any projects located in a low moderate-income area.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The township did not fund any projects located in a low moderate-income area. Projects assisting low/moderate income clientele were selected and the clientele can be located anywhere within the Township so long as they meet the income criteria.

Discussion

No funds were directed specifically to a low/moderate income area. When low/moderate income area benefiting project are selected they benefit HUD identified low/moderate income census tracts and blocks as provided in the Township's 5-year Consolidated Plan.

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

Introduction

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

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

The Township has prepared an Analysis of Impediments to Fair Housing, which is being utilized to resolve and prevent impediments to Fair Housing. The Township's Analysis of Impediments was submitted to HUD on July 31, 2011. As of 2020, the Township included addressing barriers to fair housing in its 2020 5-year Consolidated Plan and completed a new Analysis of Impediments. The Township has held several meetings with the Mayor's Affordable and Fair Housing and the public to determine the needs of the community as they have changed drastically in the past 5 years and are ever changing at this time. New objectives and goals have been set in place for Toms River Township with the help of the Mayor's Affordable and Fair Housing Committee and the public's input.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Many of the previously approved affordable housing locations are now under construction and, in some case, occupied. In addition, the

Township has amended its ordinance provisions that regulate the provision of affordable housing to incorporate the current standards for Moderate, Low and Very Low income households and expanded its manual for its housing rehabilitation program to include multifamily rehabilitation. The Township's Spending Plan has also been revised to enable affordable housing assistance to be provided to fund the rehabilitation of Group Homes, which typically provide housing to Very Low income persons/households and prevent homelessness.

The Township has been certified by the Courts as compliant with NJ's Fair Housing Laws and COAH regulations. As part of the court order the Township is required to provide housing for moderate income, low income, and very low income households. The Township revised its zoning ordinance to reflect this requirement in 2017.

The Township submitted its Affirmative Marketing Plan for approval by the court 90 days after the Court has approved the Township's plan. The Township has revised its affirmative marketing plan and is in compliance with court order.

The Township will maintain zoning for mobile home parks (even though the Township does not receive affordable housing credits for these units).

The Township will intake, follow-up with Fair housing complaints. This follow-up may entail coordinating with Township Law Department, forwarding to NJ Legal Services, Attorney General's Office, and filing a complaint with HUD if warranted.

The Township will continue to fund Housing Rehabilitation programs to bring existing dwellings of low to moderate income individuals in compliance with building codes. The Township has no authority to modify building codes, since only the state adopts building codes. The Township will also continue to provide funding for emergency housing assistance.

The Township will continue to waive homeowner fees for ADA ramps and/or chair lifts in locations where lots cannot accommodate ADA ramps for zoning permits.

The Township removed language pertaining to minimum square footage for dwellings in the zoning ordinance. This language was not enforced

(and it is not enforceable in NJ as per NJ Courts). The language was removed as part of updates to the Zoning Ordinance.

Discussion

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

DRAFT

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The Township has approved a new Housing Plan Element as part of the Township's 2017 Master Plan. The Housing Plan element identifies all existing and proposed affordable housing locations. In addition, the Township has amended its ordinance provisions that regulate the provision of affordable housing to incorporate the current standards for moderate, low and very low income households and expanded its manual for its housing rehabilitation program to include multifamily rehabilitation. The Township's Spending Plan has also been revised to enable affordable housing assistance to be provided to fund the rehabilitation of group homes, which typically provide housing to very low income persons/households and prevent homelessness.

Actions planned to reduce lead-based paint hazards

The Township will continue to test for lead-based at the completion of the project to ensure that lead dust/paint chips are not left behind.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

monitor subrecipients for compliance.

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

The Township will continue to meet with its Affordable and Fair Housing Committee consisting of affordable housing advocates, affordable housing developers, and some service agencies.

Discussion

Toms River Township does not have public housing, however, provides funding assistance to several housing programs to assist its residents. Programs assist a wide variety of residents in need from the homeless, elderly, youth, victims of domestic violence, veterans, and low/moderate income households.

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Program Specific Requirements

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

Introduction

The Township of Toms River sporadically receives program income from its Housing Rehabilitation program. This program income is received if the home sells prior to the 10 year lien date placed on it after the construction has been completed. When the program income is received it is allocated to the current active fiscal year so funds are not sitting around. Township anticipates receiving from \$0 - \$25,000 program income annually.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

Discussion

Township utilizes all their CDBG allocation to benefit low/moderate income clientele or to benefit low/moderate income areas. Percentage was placed at 80% because I'm not sure how administrative costs are calculated in the percentage. At the time that this plan was written, no program income has been received from the sale of any properties that took part in the Housing Rehabilitation Program. The fiscal year still has several months left and funds could be received.

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