

DRAFT
Substantial Amendment to the
Monmouth County Community Development Office
Annual Action Plan for Fiscal Year 2015

The Monmouth County Office of Community Development has been designated as the lead agency for the preparation and submission of the County's Annual Action Plans for Community Development Programs, funded by the U. S. Department of Housing and Urban Development (HUD). Monmouth County plans to submit this Substantial Amendment to the Annual Action Plan for Fiscal Year 2015 to HUD on or before January 30, 2016.

The Annual Action Plan identifies the needs of homeless, low-income and special needs populations and describes activities the County intends to undertake to address the priorities and specific objectives for housing and community development. The Plan also identifies the public and private funding sources that will be used to carry out the needs and objectives outlined in the Plan.

HUD requires the County to submit an Annual Action Plan each year, identifying the activities it intends to undertake with Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Emergency Solutions Grant funds. The County is following the Citizen Participation Process outlined in the Office of Community Development's Citizen Participation Plan. The County must hold a 30 day public comment period to obtain citizen input on any proposed changes in projects or funding allocations contained in the Action Plan, whenever the proposed changes meet the definition of a Substantial Amendment as outlined in the Citizen Participation Plan.

PUBLIC COMMENT PERIOD:

The thirty day public comment period will begin on February 22, 2016 and ends at midnight March 23, 2016.

The Public is hereby notified that comments on the Substantial Amendment will be accepted by email to: Monmouth County Community Development Program, ATT: Sharon Rafter, Community Development Director to communitydevelopment@co.monmouth.nj.us or by fax: 732-308-2995.

The Substantial Amendment is available for review on the Division of Planning page of the Monmouth County website at www.visitmonmouth.com. Hard copies are available for review at the Office of Community Development, 2nd Floor, Hall of Records Annex, One East Main Street, Freehold, NJ, 07728.

No comments will be accepted by telephone.

SUBSTANTIAL AMENDMENT OVERVIEW:

The Substantial Amendment allows for the programming of available funds to best meet current needs as identified in the 5-Year Consolidated Plan and Annual Action Plans. This Amendment allocates funds to 3 projects which aim to provide additional affordable housing opportunities to low-and-moderate income residents of Monmouth County. A summary of the allocations is outlined below, followed by detailed information about each of the three projects.

HOME Investment Partnership Program:

The County is amending its FY 2015 Action Plan, allocating \$341,840 funds currently slated within the consolidated plan as un-allocated.

<u>Proposed New 2015 HOME Projects:</u>		<u>Allocation</u>
2015	Interfaith Neighbors: 922 Mattison Avenue, Asbury Park	\$ 121,125
2015	RCHPAHC: Keyport	\$ 150,000
2015	Allenwood Terrace Apartments, Wall	\$ 70,715

Sub-Grantee's name: Interfaith Neighbors		Program: HOME	
Project Title: 922 Mattison Avenue		Objective Category:	Decent Housing
Location: Asbury Park, New Jersey		Outcome Category:	Affordability
Priority Need: Affordable Housing		Project ID:	Local ID:
Census Tract #: n/a	Block Group # n/a	CDBG Eligible Area: n/a	HUD Matrix Code: 12
		Type of Recipient: Non Profit	IDIS Activity #:
Funding Sources			
2015	HOME	\$121,125	Assisted Housing
			PHA
			Other Funding
Prior Year Funds:			Total: \$121,125

Description & Links to Consolidated Plan Goals:

Interfaith Neighbors proposes to construct an affordable single-family detached home totaling 1,575 square feet on this site. This project will include a three bedroom, two bath home including all appliances, central air conditioning, security system, fenced landscaped yard, and off street parking. Interfaith currently owns the vacant site, and will be responsible for securing all contractors, monitoring construction, and obtaining all inspections and certificates of occupancy. Additionally, Interfaith Neighbors will be responsible for home buyer counseling and buyer selection.

One of the goals outlined within the 2015-2019 Consolidated Plan as expansion of homeownership opportunities for low-and-moderate income individuals within Monmouth County. This project will help in the revitalization of the surrounding neighborhood, and infill on vacant property.

Sub-Grantee's name: Reformed Church of Highland Park – Affordable Housing Corporation		Program: HOME	
Project Title: Keyport Home Rehabilitation Program		Objective Category:	Decent Housing
Location: Keyport, New Jersey		Outcome Category:	Affordability
Priority Need: Affordable Housing		Project ID:	Local ID:
Census Tract #: n/a	Block Group # n/a	CDBG Eligible Area: n/a	HUD Matrix Code: 14A
		Type of Recipient: Non Profit	IDIS Activity #:
Funding Sources			
2015	HOME	\$150,000	Assisted Housing
			PHA
			Other Funding
Prior Year Funds:		Total:	\$150,000
<p>Description & Links to Consolidated Plan Goals:</p> <p>The Reformed Church of Highland Park – Affordable Housing Corporation (RCHP-AHC) proposes to purchase existing vacant homes from Keyport’s list of vacant properties, renovate them, and provide rental property to Monmouth County low-and-moderate income residents. RCHP-AHC will arrange all financing, coordinate plans, monitor construction, and oversee tenant selection. RCHP-AHC will partner with Churches Accomplishing Long Term Recovery a non-profit program which experience rehabilitating over 120 hurricane damaged homes. For this project the RCHP-AHC has partnered with the Community Church of Keyport to help provide services to potential tenants.</p> <p>One unit of affordable rental housing will be provided with the \$150,000 of HOME funding allocated to this activity.</p> <p>The municipality approves of the project, and having properties return to the tax roll. The Consolidated plan highlighted the need for additional rental housing for low –income families. Funding this project will help jump start the purpose of additional properties within this municipality still recovering from Superstorm Sandy.</p>			

Sub-Grantee's name: TRG NJ IV LLC		Program: HOME	
Project Title: Allenwood Terrace Apartments		Objective Category:	Decent Housing
Location: Wall, New Jersey		Outcome Category:	Affordability
Priority Need: Affordable Housing		Project ID:	Local ID:
Census Tract #: n/a	Block Group # n/a	CDBG Eligible Area: n/a	HUD Matrix Code: 12
Start Date: 7/1/2016	Completion Date: 7/31/2017	Type of Recipient:	
Funding Sources			
2015	HOME	\$70,715	Assisted Housing
			PHA
			Other Funding
Prior Year Funds:		Total:	\$70,715
<p>Description & Links to Consolidated Plan Goals:</p> <p>The project includes the new construction of 78 units of age-restricted affordable housing. The unit mix will include 63 one-bedroom apartments and 15 two-bedroom apartments. Five units will be set aside serving tenants who are elderly and /or disabled. The set-aside units will serve people of very low incomes. Monmouth County HOME funds will be dedicated to the construction of one of the one-bedroom units.</p> <p>The building will be fully handicap accessible and will comply with NJHMFA Energy Star Requirements. The property located on Allentown Road and Route 138 in Wall Township is the site of a former NJ State Police complex. The vacant building on the property will be demolished to make way for the next construction.</p> <p>The developer owns and operates similar properties in Monmouth County. All projects are fully rented and maintain a waiting list for vacancies, indicating a continued need for this type of housing within the County. One of the goals within the 2015-2019 Consolidated Plan emphasized the growing need for more rental housing opportunities for low-and-moderate income families.</p>			