

Fiscal Year 2016
Annual Action Plan



Office of Community Development
Monmouth County, New Jersey
September 2015

Executive Summary

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

1. Introduction

The County of Monmouth's Consolidated Annual Action Plan guides funding decision for policy and community development programs for fiscal year 2016. This document delineates goals and performance measures tracking annual progress on the goals established within the 2015-2019 Consolidated Plan.

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.

Activities identified within the Consolidated Annual Acton Plan will work towards implementing the goals outlined within the 2015-2019 Five Year Consolidated Plan. The objectives provide specific actions to expand housing opportunities for low income households, support improvement to public facilities, improve, maintain and expand municipal infrastructure, support public services and support actions to further local economic development and creation of new job/opportunities

3. Evaluation of past performance

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

The County of Monmouth has made significant investments instrumental in advancing local municipalities' community development through the use of its Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen engagement allows community members to be actively involved within the decision making process. Monmouth County developed a detailed Citizen Participation plan, outlining how community members and other stakeholders can engage in the planning, implementation, and evaluation of

housing and community development programs. Adopted by the Monmouth County Board of Chosen Freeholders on March 13, 2014, the updated Citizen Participation plan:

- Dictates specific public hearing requirements;
- Identifies the Asbury Park Press and the Monmouth County Website as the primary information distribution points;
- Identifies the Citizen Participation Coordinator;
- Lists procedures to provide comments, objective, and complaints; and
- Details how Programmatic information will be made available in a reasonable and timely manner during the entire span of projects funded through this plan.

Through a collaborative process involving (local) non-profit housing and service providers, affordable housing developers, housing authorities, health agencies and other interested parties the Community Development staff identifies the specific needs of the County's low-and-moderate income residents.

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

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
Lead Agency	MONMOUTH COUNTY	
CDBG Administrator		
HOME Administrator		
ESG Administrator		

Table 1 – Responsible Agencies

Narrative

The Monmouth County Board of Chosen Freeholders has designated Office Community Development staff with the responsibility of administering the County’s grants covered by this Consolidated Plan. The cities of Asbury Park and Long Branch, and the Township of Middletown do not participate with the County’s CDBG consortium, and receive funds directly from the U.S Department of Housing and Urban Development. However, these municipalities do participate within the County’s HOME investment Partnership Consortium

Consolidated Plan Public Contact Information

Sharon S. Rafter

Director

Monmouth County Community Development Program

1 East Main Street

Freehold, NJ 07728

732-431-7460 x7546

Fax 732-308-2995

Sharon.Rafter@co.monmouth.nj.us

DRAFT

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

1. Introduction

Monmouth County is in constant contact with various municipal, county, state, and nonprofit agencies to ensure funding priorities are in line with current and emerging community development goals.

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)).

Monmouth County developed a detailed Citizen Participation Plan, outlining how community members and other stakeholders can engage in planning, implementation and evaluation of housing and community development programs. Coordinating with the Office of Community Development's Limited English Proficiency/Language Assistance Plan (LEP/LAP), this Plan details specific methodology utilized by Community Development staff to encourage participation by non-English speaking persons, residents of low-and-moderate income neighborhoods, and residents in areas in which the grantee proposes to use allotted funds.

The Citizen Participation Plan adopted by the Monmouth County Freeholder Board on March 13, 2014 incorporates the following requirements as designated by HUD:

- Dictates specific public hearing requirements;
- Identifies the Asbury Park Press and the Monmouth County website as the primary information distribution points;
- Identifies the Citizen Participation Coordinator;
- Lists procedures for residents to provide comments objectives and complaints; and
- Details how programmatic information will be made available in a reasonable and timely manner during the entire span of CDBG projects.

Â

Additional activities the County has undergone to enhance coordination between numerous agencies is

- Executive Committee Membership in the Monmouth County Homeless System Collaborative
- Participation in the Monmouth County Comprehensive Economic Development Strategy
- Formation of a Community Development Steering Committee

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 Monmouth County office of Community Development partners with the Monmouth County Department of Human Services and other stakeholders (e.g. nonprofits, shelters, counseling services, etc.) to eradicate homelessness within the County. Working with the Continuum of Care program, the County has created over 200 permanent supportive housing opportunities for homeless households in the County. The Monmouth County Homeless System Collaborative was created in 2014 to manage and oversee homeless planning activities in Monmouth County. Composed of key stakeholders in the community, the collaborative will remain a flexible board, capable of responding to the changing needs of the community.

The Monmouth County Strategic Plan to End Homelessness was developed with the input and collaboration from a multitude of community agencies. Encompassing major points of concern, this plan outlines targeted strategies the Monmouth County community can pursue to effectively end homelessness. The planning timeline remains dynamic enabling Monmouth County to respond to the changing landscapes of federal funding and program regulations.

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

Formerly known as the Comprehensive Emergency Assistance System, the Monmouth County Homeless System Collaborative was created for the management and oversight of homeless planning activities in Monmouth County. Recently, committee members have collaborated to establish uniform procedures for rapid re-housing programs within both the Division of Social Services, and non-profit entities. Included within the homeless system collaborative are committees focused on specialized homeless initiatives: recently released inmate homelessness, drug addiction issues, veterans' homelessness, etc.

Emergency Solutions Grant Activities are carried out by sub-recipient, non-profit organizations that provide shelter, essential services, and homelessness prevention services. Projects include supplementing operating budgets of two Monmouth County Homeless shelters as well as four nonprofit shelters/facilities. Additional grant funds were allocated for programs to prevent homelessness through the payment of rent and utilities. In addition, the County encourages participating nonprofits to raise funds from private sources to supplement homeless programs. The Emergency Solutions Grant Project Review Committee reviews applications, and recommends projects to Board of Chosen Freeholders for funding. Staff from the Department of Human Services, Planning, and Contracting, and citizens participate within this committee.

^

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

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Monmouth County Division of Planning
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monmouth County Division of Planning staff was integral in the analysis of issues to include within the annual plan. Master Plan public meetings served as a starting point for collecting public input. Improved coordination with Planning Division Documents can assist in efficient distribution of HUD funds and to ensure corresponding goals across all levels of planning.
2	Agency/Group/Organization	Monmouth County Department of Human Services
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Monmouth County Health Department
	Agency/Group/Organization Type	Other government - County
	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 Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

4	Agency/Group/Organization	Monmouth County Division of Economic Development
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	TOWNSHIP OF ABERDEEN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	BOROUGH OF ALLENHURST
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	BOROUGH OF ALLENTOWN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	BOROUGH OF ATLANTIC HIGHLANDS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Group/Organization	BOROUGH OF AVON BY THE SEA
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Group/Organization	BOROUGH OF BELMAR
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
11	Agency/Group/Organization	BOROUGH OF BRADLEY BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
12	Agency/Group/Organization	BOROUGH OF BRIELLE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
13	Agency/Group/Organization	TOWNSHIP OF COLTS NECK
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
14	Agency/Group/Organization	BOROUGH OF DEAL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
15	Agency/Group/Organization	BOROUGH OF EATONTOWN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	BOROUGH OF ENGLISHTOWN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
17	Agency/Group/Organization	BOROUGH OF FAIR HAVEN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
18	Agency/Group/Organization	BOROUGH OF FARMINGDALE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
19	Agency/Group/Organization	BOROUGH OF FREEHOLD
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
20	Agency/Group/Organization	TOWNSHIP OF FREEHOLD
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
21	Agency/Group/Organization	TOWNSHIP OF HAZLET
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
22	Agency/Group/Organization	BOROUGH OF HIGHLANDS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
23	Agency/Group/Organization	TOWNSHIP OF HOLMDEL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
24	Agency/Group/Organization	BOROUGH OF KEANSBURG
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
25	Agency/Group/Organization	BOROUGH OF KEYPORT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
26	Agency/Group/Organization	BOROUGH OF LITTLE SILVER
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
27	Agency/Group/Organization	BOROUGH OF LAKE COMO
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
28	Agency/Group/Organization	BOROUGH OF LOCH ARBOUR
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
29	Agency/Group/Organization	Township of Manalapan
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
30	Agency/Group/Organization	Borough of Manasquan
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
31	Agency/Group/Organization	TOWNSHIP OF MARLBORO
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
32	Agency/Group/Organization	Borough of Matawan
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
33	Agency/Group/Organization	TOWNSHIP OF MILLSTONE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
34	Agency/Group/Organization	BOROUGH OF MONMOUTH BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
35	Agency/Group/Organization	BOROUGH OF NEPTUNE CITY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
36	Agency/Group/Organization	TOWNSHIP OF NEPTUNE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
37	Agency/Group/Organization	Ocean Township
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
38	Agency/Group/Organization	BOROUGH OF OCEANPORT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
39	Agency/Group/Organization	BOROUGH OF RED BANK
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
40	Agency/Group/Organization	BOROUGH OF ROOSEVELT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
41	Agency/Group/Organization	BOROUGH OF RUMSON
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
42	Agency/Group/Organization	BOROUGH OF SEA BRIGHT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
43	Agency/Group/Organization	BOROUGH OF SEA GIRT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
44	Agency/Group/Organization	BOROUGH OF SHREWSBURY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
45	Agency/Group/Organization	TOWNSHIP OF SHREWSBURY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
46	Agency/Group/Organization	BOROUGH OF SPRING LAKE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
47	Agency/Group/Organization	Borough of Spring Lake Heights
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
48	Agency/Group/Organization	BOROUGH OF TINTON FALLS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
49	Agency/Group/Organization	BOROUGH OF UNION BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
50	Agency/Group/Organization	TOWNSHIP OF UPPER FREEHOLD
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
51	Agency/Group/Organization	TOWNSHIP OF WALL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
52	Agency/Group/Organization	BOROUGH OF WEST LONG BRANCH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
53	Agency/Group/Organization	LONG BRANCH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
54	Agency/Group/Organization	MIDDLETOWN TOWNSHIP
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
55	Agency/Group/Organization	ASBURY PARK
	Agency/Group/Organization Type	Other government - Local

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	

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

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		
Monmouth County Master Plan	Monmouth County Division of Planning	Corresponding goals to make the most efficient expenditures of allocated federal funds.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
MC Strategic Plan to Prevent & End Homelessness	Monmouth County Department of Human Services and United Way of Monmouth County	Corresponding goals to make the most efficient expenditures of allocated federal funds. Streamline the process of individuals entering the homeless system
Monmouth County CEDS	Monmouth County	Additional Data source; corresponding goals to make the most efficient expenditures of funding.
Monmouth County Strategic Plan	Monmouth County	Corresponding goals to make the most efficient expenditures of allocated federal funds.

Table 3 – Other local / regional / federal planning efforts

Narrative

Monmouth County partnered with the 50 municipalities that comprise the Urban County to determine and implement the Annual Activities established within the Annual Action Plan. Additionally, the county coordinated with Asbury Park, Middletown, and Long Branch when establishing objectives and outcomes within the plan.

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 County of Monmouth began its citizen participation and consultation process on September 10 with the publication of the Notice of Public Comment Period. A draft copy of the FY2016 Annual Plan was uploaded to the Monmouth County Website on September 18, 2015. In compliance with Federal regulations, the proposed FY 2016 Annual Action Plan was available for citizen review and comments from September 21st through October 20th. A public hearing was held on September 23, 2015.

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Resources for FY 2016 Monmouth County will have at its disposal over the course of the program year are:

- CDBG \$2,200,956
- Howell CDBG: \$159,024 (20% admin fee allocated to Monmouth County)
- HOME \$1,046,488
- ESG \$ 205,311

Funds will be used to address obstacles to meet underserved needs, foster decent housing, improve neighborhoods, reduce the number of homeless, and continue to enhance coordination between public, private, and nonprofit agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report published at the conclusion of 2016 expenditures

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,359,980	40,000	0	2,399,980	7,239,940	Anticipated program income stream dependent on repayment of housing improvement program loan repayments. Homeowners required to repay amount of assistance if home is sold prior to expiration of affordability period.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,046,488	30,000	0	1,076,488	3,259,464	Anticipated program income stream dependent on repayment of housing improvement program loan repayments. Homeowners required to repay amount of assistance if home is sold prior to expiration of affordability period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	205,311	0	0	205,311	615,933	classified as HESG within the IDIS system

Table 1 - 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

Required HOME match funds are identified on an individual project basis. Sources of project match include donated land, reduced taxes in the form of payment in lieu of taxes (PILOT), required infrastructure upgrades/installation, etc. Nonprofit developers such as Habitat for Humanity and Interfaith neighbors contribute volunteer labor and discounted and/or donated materials to decrease development costs. The HOME program will allow applicants to leverage investment from private lending institutions for single and multi-family housing development efforts as well as tax credits available through the State's Low Income Housing Tax Credit Programs

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

identified in the plan

Municipalities often donate land for affordable housing developments, or sell it to a developer at a discounted price. This reduces the overall costs of construction and demonstrates the local community's investment in providing affordable housing opportunities.

Linkages transitional housing program located in Tinton Falls has the capacity to house and provide services to 29 families (approximately 100 individuals) at a time. The setting is a ten acre site consisting of renovated motels, cottages, townhouses, and apartments. In 2014 Catholic Charities, Linkages facility assisted 40 families for a total of 26,204 bed nights, gain self-sufficiency skills necessary to combat homelessness. The current goal of this program is to provide homeless families programming that will lead them towards independent living in the community. The Linkages program provides temporary housing and resources for 18-24 months for families of varying sizes. Upon completion of the individual program, select families will be eligible for HOME vouchers. Historically Linkages admission was limited to single head of household females and children. In an effort to meet the rising demand for housing, Linkages expanded admission criteria to include single head of household males with children and intact families receiving TANF as well as pregnant women receiving GA.

The Monmouth County Homeless shelter provides 30 days of emergency shelter for up to 21 adults at a time serving approximately 12 men and 9 women on any given night. The Affordable Housing Alliance assumed management of the facility as of March 1, 2015. Approximately 275 adults receive emergency shelter services within a one-year period. The Monmouth County Homeless Shelter employs wrap-around services through delivery and linkages to other care providers. Since Superstorm Sandy, the Monmouth County Homeless shelter has been operated out of the annex of the John L. Montgomery Nursing Home located in Freehold Township, New Jersey. The County is working with the Affordable Housing alliance on relocation with expanded residential and office space for the shelter facility. The Monmouth County homeless shelter is the only 30 day homeless shelter for homeless men and women in Monmouth County.

Discussion

Despite decreases in allocated funding, and the delays in receiving allocated funds, Monmouth County will continue to use the received federal entitlement funds for the benefit of its citizens. The County will continue to evaluate projects and expenditures to determine that allocated funding is spent in the most productive manner, and correspondingly, the largest number of residents can be assisted.

DRAFT

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2015	2020	Affordable Housing	Monmouth County	Affordable Housing	HOME: \$600,000 ESG: \$112,025	Rental units constructed: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
2	Homeownership	2015	2020	Affordable Housing	Monmouth County	Affordable Housing	HOME: \$350,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
3	Infrastructure Improvements	2015	2020	Non-Housing Community Development	Monmouth County	Infrastructure Improvements	CDBG: \$645,925	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facility Improvements	2015	2020	Non-Housing Community Development	Monmouth County	Public Facility Improvements	CDBG: \$145,127	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 720 Households Assisted
5	Owner-occupied Housing Rehabilitation	2015	2020	Affordable Housing	Monmouth County	Affordable Housing	CDBG: \$825,000	Homeowner Housing Rehabilitated: 90 Household Housing Unit
6	Public Services	2015	2020	Non-Housing Community Development	Monmouth County	Public Services	CDBG: \$144,712 ESG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 800 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
7	Economic Development	2015	2020	Non-Housing Community Development	Monmouth County	Economic Development	CDBG: \$1	Businesses assisted: 5 Businesses Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	Monmouth County contracts with nonprofit and for profit developers to provide gap financing to construct affordable rental housing. Additionally funding is utilized for the Tenant Based Rental Assistance program, providing rental vouchers to people at risk of homelessness. Another program allocated funds is the Rapid Re-housing program which pays monthly rents and security deposits for income eligible families and seniors that are, or are about to become homeless.
2	Goal Name	Homeownership
	Goal Description	Development subsidies for stop-gap funding to nonprofit and for profit developers whose projects will help expand affordable housing opportunities, and provide low-and-moderate income residents with additional opportunities for home ownership. Another annual program promoting homeownership is the First Time Home Buyer Program. This program provides down payment assistance to income eligible home buyers.
3	Goal Name	Infrastructure Improvements
	Goal Description	Monmouth County contracts with municipalities to assist (HUD designated) low-and-moderate income concentrated neighborhoods with public infrastructure improvements. Projects funded through FY2016 allocations include roadway improvements in several locations throughout the county, sidewalk construction, and ADA and roadway infrastructure improvements.
4	Goal Name	Public Facility Improvements
	Goal Description	FY 2016 funding will be allocated to senior citizen/community center improvements.
5	Goal Name	Owner-occupied Housing Rehabilitation
	Goal Description	Through the Housing Improvement Program, funding is provided to complete major repairs to owner-occupied single-family homes. Applicable projects include: abatement of lead-based paint, upgrades to the roof, heating, windows, electrical or plumbing systems, etc. Through the Emergency Repair/Barrier Free program, funds are allocated to carry out minor repairs to owner-occupied single-family homes addressing emergency repair needs or to assist with accessibility needs for disabled residents.

6	Goal Name	Public Services
	Goal Description	Funding is granted to organizations that provide services to various Monmouth County populations: homeless, domestic abuse victims, homeless youth, health services, addiction services, etc.
7	Goal Name	Economic Development
	Goal Description	The County will use remaining CDBG funds (if any) to contract with business owners in CDBG-eligible areas for grants to complete facade projects. These projects will help spur economic growth within Monmouth County downtown areas.

Table 3 – Goal Descriptions

DRAFT

AP-35 Projects - 91.420, 91.220(d)

Introduction

The programs administered by the Monmouth County office of Community Development provide financial resources to address a diverse range of community development and housing projects such as

- Homeownership assistance;
- Construction or rehabilitation of public facilities and infrastructure;
- Removal of architectural barriers;
- Loans or grants to businesses;
- construction of new housing; and
- Assistance to homeless persons and families.

The following FY2016 projects set out to accomplish the following: increase affordable housing opportunities for both renters and homeowners, continue to improve public services that assist specific populations, assist municipalities with improving infrastructure within income-eligible neighborhoods, fund improvements to public facilities, continue to fund facilities that assist the homeless population, and fund programs that provide assistance towards the prevention of homelessness.

#	Project Name
1	2016 First Time Home Buyers
2	Fair Housing Activities
3	Rental Housing Subsidies
4	Rehab single-unit residences
5	Construction of Housing
6	Public Facilities
7	Public Infrastructure Improvements
8	Public Services
9	General Program Administration
10	ESG16 Project
11	Economic Development

Table 3 – Project Information

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

Applications for funding were evaluated at both the place and county level to determine the most efficient use of funds and how to assist the largest populations. A continued obstacle to addressing underserved needs is the expectation to help more people, with fewer funds.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	2016 First Time Home Buyers
	Target Area	Monmouth County
	Goals Supported	Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$380,000
	Description	Providing low-and-moderate income residents with opportunities for home ownership through direct down payment assistance.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The Community Development office estimates helping 25 households during the course of the fiscal year.
	Location Description	Residences granted purchase assistance will be located throughout the County.
	Planned Activities	Through the First Time Home Buyer Program, Monmouth County partners with local lending institutions and non-profit organizations to provide grants in the form of interest-free deferred second mortgages for down payment assistance. This program affords lower-income households assistance towards purchasing a home.
2	Project Name	Fair Housing Activities
	Target Area	Monmouth County

Goals Supported	Affordable Rental Housing Homeownership
Needs Addressed	Affordable Housing
Funding	HOME: \$80,000
Description	Administrative activities that promote fair housing choice for Monmouth County residents. The allocated amount includes Monmouth County Fair Housing officer salary and fringe benefits. This falls within the allocated administrative cap established by HUD.
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	On average the fair housing office handles approximately 300 calls a year requesting assistance with housing issues. The highest numbers of calls have been linked to financial discrimination including credit issues, perceived unfair rent increases, excessive late charges, utility arrears, bankruptcy, and lack of security deposit. This data indicates county residents benefit from additional educational program focusing on credit repair and tenants' rights.
Location Description	Throughout Monmouth County

	Planned Activities	<p>The Fair Housing Board was established by the Monmouth County Board of Chosen Freeholders as an advisory body on matters regarding fair housing policy and housing discrimination. The Monmouth County Fair Housing Officer takes discrimination complaints and sends them to the New Jersey Division on Civil Rights and/or the U.S. Department of Housing and Urban Development. Additionally the Fair Housing officer makes referrals to other agencies as appropriate to help eliminate discrimination in housing, working closely with local legal services to further fair housing throughout the County.</p> <p>The Fair Housing officer also provides education, training and technical assistance to individuals, schools, groups, agencies, organizations, lending institutions, and corporations. The office works to resolve landlord/tenant disputes through meetings with tenant organizations, and holding tolerance and diversity workshops. The Fair Housing office works closely with local lending institutions, helping to stem the tide of predatory lending with credit workshops for county residents.</p> <p>The Fair Housing Board sponsors a Fair Housing poster contest. Open to all sixth grade students in Monmouth County, the purpose of the contest is to educate children on the meaning of fair housing. Each year 25 winners are selected out of hundreds of entries which are subsequently turned in the Monmouth County Fair Housing Calendar. Each winner is awarded with a savings bond at an awards reception held in April honoring National Fair Housing month.</p>
3	Project Name	Rental Housing Subsidies
	Target Area	Monmouth County
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$250,000
	Description	Tenant based rental assistance to low income Monmouth County Residents
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Based on the Monmouth County Homeless Management Information System, total of 865 households (composed of 1,036 people) were served in HMIS participating emergency shelters and transitional housing projects during the January 1, 2014 – December 31, 2014 period. Within this breakdown approximately 10 individuals and 192 families were provided transitional housing assistance
	Location Description	
	Planned Activities	Providing funds to help low income individuals find stable housing opportunities.
4	Project Name	Rehab single-unit residences
	Target Area	Monmouth County
	Goals Supported	Owner-occupied Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$865,000
	Description	Provide cost assistance to low income homeowners to make improvements to owner-occupied units.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	In FY2016 \$500,000 is allocated to the Housing Improvement Program; with an average cost of \$10-\$20,000 per project it is estimated this program will assist 25 income qualified families. In FY2016 \$325,000 is allocated to the Emergency Repair/Barrier Free Program; with an average cost of \$2-\$4,000 per project it is estimated the program will assist 60 income qualified homeowners.
	Location Description	Throughout Monmouth County
Planned Activities	The Housing Improvement Program completes major repairs to owner-occupied single-family homes such as lead based paint abatement, roof upgrades, heating, windows, electrical, and plumbing. The Emergency Repair/Barrier Free Program completes minor repairs to owner-occupied single-family homes to address roof repairs, heating, windows, electrical, plumbing, or accessibility for the disabled	
5	Project Name	Construction of Housing
	Target Area	Monmouth County

	Goals Supported	Affordable Rental Housing Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$341,840
	Description	Providing stop-gap funding subsidies to non-profit and for profit developers towards the construction of affordable for-sale and rental housing units.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Awaiting application submittal for FY2016 round of funding.
	Location Description	Throughout Monmouth County
	Planned Activities	Final expenditures of fund will be addressed after all applications are received and reviewed by the HOME committee.
6	Project Name	Public Facilities
	Target Area	Monmouth County
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$264,296
	Description	Funding is allocated to non-profit or municipal applicants for improvements to facilities that benefit the overall quality of life for municipal residents: e.g. parks, senior centers, boardwalks, etc. FY 2016 projects include accessibility improvements to Railroad Plaza Park, and improvements to Cornelius Kelly Senior/Community Center.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Various locations throughout Monmouth County
	Planned Activities	Current projects include ADA accessibility improvements to local parks, and upgrades to a senior/community center.
7	Project Name	Public Infrastructure Improvements
	Target Area	Monmouth County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$705,868
	Description	Assist low-and-moderate income concentrated neighborhoods with public infrastructure improvement. Projects funded through the FY2016 CDBG allocations include: reconstruction of Johnson Avenue in Union Beach, Keyport's road improvement program, construction of a pedestrian walkway between senior complex and senior affordable housing development, and ADA roadway and infrastructure improvements.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The proposed projects will benefit both residents of municipalities and the surrounding area allowing for improved pedestrian and automobile access.
	Location Description	Union Beach, Keyport, Ocean Township, Lake Como, Manasquan

	Planned Activities	<p>The Infrastructure projects proposed include:</p> <ul style="list-style-type: none"> • reconstruction of Johnson Avenue, existing roadway is in poor condition and often experiences flooding due to surface runoff • reconstruction of Keyport Roadways located in HUD determined low-moderate census tracts • construction of pedestrian walkway between affordable senior housing complex and municipal senior center • Improvement of street accessibility in Main Street commercial area • ADA roadway and infrastructure improvements
8	Project Name	Public Services
	Target Area	Monmouth County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$92,819
	Description	Funding to non-profits who assist specific populations in Monmouth County (e.g. Association of the Blind, abused and neglected children, housing authorities, health centers, theatre groups, etc.)
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	According to submitted applications CASA assists approximately 200 children per year, Association for the Blind has approximately 200 members, and Parker Family Health Center assists approximately 600 patients per year.
	Location Description	various locations throughout Monmouth County
	Planned Activities	FY2016 CDBG funds have been allocated to CASA for Children of Monmouth County, Association for the Blind, and Parker Family Health Center

9	Project Name	General Program Administration
	Target Area	Monmouth County
	Goals Supported	Affordable Rental Housing Homeownership Infrastructure Improvements Public Facility Improvements Owner-occupied Housing Rehabilitation Public Services Economic Development
	Needs Addressed	Affordable Housing Public Facility Improvements Infrastructure Improvements Public Services Economic Development
	Funding	CDBG: \$471,996 HOME: \$24,648
	Description	
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to pay salaries, indirect costs, fringe benefits, and other costs associated with the administration of the Monmouth County Community Development Block Grant, Emergency Shelter Grants, and Continuum of Care Programs. HOME funds will be used to pay the salaries and fringe benefits for staff and other costs associated with the administration for the County's HOME program.
	Location Description	
	Planned Activities	

10	Project Name	ESG16 Project
	Target Area	Monmouth County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	ESG: \$205,311
	Description	ESG 2016 Projects
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	After reviewing the 2016 ESG applicants it is estimated FY2016 funding will assist approximately 1,000 extremely low-income people find housing stability.
	Location Description	
	Planned Activities	<p>Current activities with FY2016 funding include:</p> <ul style="list-style-type: none"> • 180 Turning lives around: domestic violence shelter and associated services • Monmouth County Homeless Shelter • Linkages, Monmouth County Catholic Charities • Manna House: transitioning women and their families from homelessness and dependency to self-sufficiency and stability • Covenant House: providing food, shelter, and immediate crisis care • Rapid Re-Housing Program • Program Administration
11	Project Name	Economic Development

Target Area	Monmouth County
Goals Supported	Economic Development
Needs Addressed	Economic Development
Funding	CDBG: \$1
Description	Assist businesses within income eligible census tracts with exterior facade upgrades.
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	Funds will be provided from other CDBG projects that have been completed early and are under budget. It is estimated to assist 5 businesses if funding allows in FY2016
Location Description	
Planned Activities	Businesses in HUD determined, eligible areas can apply for a grant up to \$1,850 for a facade upgrade such as a new awning, exterior paint, new doors, windows, sign, etc. There are no matching funds required, however the total project cost cannot exceed the grant amount. At this time the County is using remaining funds from previous CDBG years, and it waiting to see how municipal projects allocated funds spends their allocations.

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 County will encourage public infrastructure investments in County recognized “growth areas” that support economic development and redevelopment. A priority will be to allocate funds that support additional investments in growth areas promoting safe, healthy, sustainable, and resilient communities. Additionally, as the County continues to recover from Superstorm Sandy, CDBG funding will be prioritized towards projects promoting resiliency to future storm events.

Geographic Distribution

Target Area	Percentage of Funds
Monmouth County	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No specific target areas have been established. When examining project applications, the County will evaluate projects at the place level to determine if proposals effectively fit into the established character of the municipality, rather than a “one size fits all” approach. The County seeks to prioritize HOME program funding to support affordable housing proposals that encourage a range of housing types, sizes, sites, and accommodations for multiple lifestyles and life stages

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Monmouth County continues to fund shelter operations and street outreach. Additionally, funding is allocated to shelter operations and special needs facilities.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	75
Special-Needs	75
Total	350

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	5
Rehab of Existing Units	25
Acquisition of Existing Units	5
Total	60

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Currently no funded projects will directly address the needs of public housing residents. The Asbury Park Housing Authority has selected two developers to lead the demolition and reconstruction of the Boston Way Public Housing Complex. Vacated in 2014, the Asbury Park Housing Authority announced plans to raze the crumbling facility and build modern facility which will house a mix of income-based units, public housing units, and Section 8 units. With the closure of the facility 74 families were provided Section 8 vouchers for relocation.

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

Public Housing agencies will be advised when applications for Community Development funds are available. Additionally, the residents of public housing facilities and those with Section-8 vouchers are encouraged to apply to the Monmouth County First Time Homebuyer Program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

No public housing authorities are designated as troubled by the U.S. Department of Housing and Urban Development.

Discussion

Despite previously noted changes in numbers in terms of number of vouchers, and public housing units (within added text in the Needs and Market Public Housing sections), Monmouth County's strategic plan to address public housing needs remains unchanged.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Monmouth County has two over-arching goals for the homeless population:

- Increase the number of homeless persons moving into stable permanent housing
- Increase the range of options and related services available

The Monmouth County Strategic Plan to Prevent and End Homelessness outlines a strategy matrix to strengthen the homeless service system, improve access to services, discharge planning, and education and advocacy. This multi-pronged approach was established with input from the Homeless Collaborative, a group of participating organizations who provide essential services throughout Monmouth County. The Monmouth County Homeless System Collaborative was established for the purpose of management and oversight of homeless planning activities in Monmouth County. This committee oversees the implementation of the Monmouth County Strategic Plan to Prevent and End Homelessness, along with the management of the Monmouth County Continuum of Care, and funding of homeless programs in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Projects selected for funding under the FY2016 Emergency Shelter Grants provide operating costs for homeless and transitional housing facilities, health assessments, counseling services, prevention funds for those threatened or at risk of homelessness, and permanent housing. The annual Homeless Count and outreach events at shelters, churches, and soup kitchens work to gather an accurate count of the homeless population within the county. Social service organizations gave out food, coats, clothing, blankets, and toiletries to homeless and near-homeless men, women and children at several locations throughout Monmouth County. In return, participants were asked to take a 12-question survey that helps social service agencies, shelters, soup kitchens and other nonprofits better serve the needy within their communities. This count provides a snapshot of homelessness in Monmouth County and is the sole source of information about the unsheltered homeless population.

As part of the count, staff from the Mental Health Association of Monmouth County goes out to where homeless have been observed congregating (train station, bus stops, under boardwalks, etc.) to determine specific needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Community agencies providing shelter, housing, and services for homeless households enter information about the services and the households served into a community wide web-based Homeless Management Information System which is used to monitor program performance, identify system gaps, and provide background information about the homeless population accessing services within the community. This allows for not only a point-in-time, but an annual analysis of individuals and families within the homeless system. The 2014 HMIS count reported 865 households were assisted at HMIS participating shelters.

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 Monmouth County homeless service system works diligently to connect homeless individuals and families with stable housing and appropriate services within the parameters of available programs. One program example, Family Promise offers a 90 day lifeline to help families get back on their feet.

The Strategic Plan to Prevent and End Homelessness notes there is little connection between permanent supportive housing available in the community and those in the shelter system or transitional housing programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

To streamline Rapid-Rehousing assistance for families, Monmouth County is currently working on establishing guidelines to be used by all organizations. By sponsoring working families with up to two years of housing assistance along with case management services, should help lead to self-sufficiency.

Discussion

Given the current economic climate and scarce federal resources, it is imperative that the existing system be used more effectively to assist Monmouth County households experiencing homelessness obtain stable and permanent housing. A first step is establishing a uniform intake assessment system. Establishment of this system will help community agencies and institutions connect households to the proper/necessary assistance. The primary goal of the system will be to assist households in

successfully accessing permanent housing as quickly as possible.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The Monmouth County Analysis of Impediments to Fair Housing Choice outlined several strategies to assist in the removal of barriers to affordable housing opportunities.

- Creating public, nonprofit and private partnerships to implement additional affordable housing opportunities.
- Continue redevelopment and revitalization efforts of properties in built-out neighborhoods.
- Continue to promote the use of the Monmouth County Housing Improvement Program and Emergency Repair/Barrier Free programs.
- Encourage the use of other programs such as the Neighborhood Preservation grants, Neighborhood Revitalization tax credits, and HMFA funding sources.
- Promoting the changing of zoning ordinances to allow for senior housing opportunities.
- Encouraging sustainable housing design
- Implementing strategies to provide a wide range of housing choices to serve local and regional needs.
- Expand public outreach to increase awareness of available credit management and housing counseling resources for home buyers and renters.
- Investigate additional opportunities to provide additional housing for developmentally and physically disabled persons similar to the Kershaw Commons project, through the existing HOME program and/or other available state and federal funding sources. By leveraging resources from numerous agencies the County may be able to facilitate the construction of additional new housing units which meet the design standards for special needs populations.

The Monmouth County Fair Housing Board was established by the Monmouth County Board of Chosen Freeholders as an advisory body on matters regarding fair housing policy and housing discrimination. The Community Development office provides professional staff to the Fair Housing Board. The Fair Housing officer takes discrimination complaints and submits them to the NJ Division on Civil Rights and/or the U.S. Department of Housing and Urban Development. Additionally, the Fair Housing officer works closely with local legal service offices to foster fair housing throughout the county.

Once final guidelines from HUD have been distributed, Monmouth County office of Community Development will initiate participation meetings to begin the drafting the next Analysis of Impediments. Discussion at public meetings for the Monmouth County Master Plan indicates many of the impediments identified in the 2011 Analysis of Impediments continue to affect fair housing choice today.

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

Over the next year, Monmouth County plans to:

- Continue redevelopment and revitalization efforts of properties in built-out neighborhoods.
- Continue to promote the use of the Monmouth County Housing Improvement Program and Emergency Repair/Barrier Free programs
- Encouraging sustainable housing design
- Expand public outreach to increase awareness of available credit management and housing counseling resources for home buyers and renters.
- Working with established Working Group Committees to help guide development of Action Plans and the Analysis of Impediments.
- Appropriation of CDBG, HOME, and ESG funds will be distributed in a manner consistent with achieving the goals and objectives of the Monmouth County Master Plan, better integrating Community Development within the County's overall planning program.

With the drafting of the Monmouth County Comprehensive Master Plan, Monmouth County staff will be working to create specialized documents to focus understanding on areas, issues, and idea of interest and concern to help guide decision makers in shaping public policy.

Discussion

While drafting the Community Development Element of the Monmouth County Comprehensive Master Plan, Monmouth County staff will be working to create specialized documents to focus understanding on areas, issues, and idea of interest and concern to help guide decision makers in shaping public policy.

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

Introduction

The actions presented and discussed below include a variety of methods to meet the needs of low-to-moderate income residents in Monmouth County utilizing FY2016 CDBG funds.

Actions planned to address obstacles to meeting underserved needs

Obstacles identified to meeting underserved needs include:

- Continued growth in senior and disabled populations
- Increasing costs to complete projects and declining federal funds allocated each year
- Fragmented approach to local planning and lack of coordination

Monmouth County plans to continue to use its allocated entitlement funds to provide assistance with activities that serve the underserved citizens of the communities who participate within this program.

1. Pedestrian walkway between (HOME assisted) senior affordable housing and senior complex: Ocean township
2. ADA and road reconstruction to ease travel for Monmouth County residents: Union Beach, Keyport, Lake Como, Manasquan, Neptune Township
3. Senior/Community Center improvements: Spring Lake Heights
4. Operating expenses to help several non-profits: CASA for Children of Monmouth County, Association for the Blind, Parker Family Health Center

Actions planned to foster and maintain affordable housing

Obstacles to affordable housing

- High cost of living in Monmouth County
- High rents combined with low vacancy rates linked to loss of units due to Superstorm Sandy
- Lack of affordable housing in Monmouth County
- Limited funds for tenant vouchers

Monmouth County will allocate FY2016 HOME funds to construct additional affordable housing opportunities. In addition the Tenant Based Rental Assistance Program, the First time Home Buyer Program, the Rapid Rehousing Program, the Housing Improvement Program, and the Emergency Repair Program all help to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

Monmouth County participates in the New Jersey Health Department Lead Abatement Initiative. As part of the Superstorm Sandy Recovery Healthy Homes and Lead Poisoning Prevention Initiative, Monmouth County received funds to carry out lead testing and expand lead education opportunities to residents. The goals of the Healthy Homes Initiative is to educate on primary care practices within the Super Storm Sandy affected counties on strategies to address exposure to lead and other housing-based hazards that may impact the health of residents. Monmouth County continues to provide funds to the Visiting Nurse Association which provides medical care to low-income communities.

Actions planned to reduce the number of poverty-level families

Poverty serves as a function of income, which is directly related to education, job training and employment.

Many of Monmouth County's municipalities are geographically small, with land areas of less than two square miles, and limited tax bases. It can be difficult to undertake necessary infrastructure improvements, such as sanitary sewer upgrades and roadway improvements, without overtaxing residents. High property taxes are a contributing factor to housing instability for low and moderate income home owners. Allocating CDBG funds for these improvements can reduce the financial impact on local residents. In addition, improvements such as sanitary sewer upgrades can reduce infiltration of groundwater, resulting in lower volume and sewer treatment costs.

Actions planned to develop institutional structure

The Monmouth County Office of Community Development, located within the Division of Planning office is responsible for administration of the CDBG program. All sub-recipient agreements are monitored on an ongoing basis. The Office of Community Development participates within the Homeless Collaborative, and collaborates with other county offices (Human services, Department of Health, Economic Development) to facilitate cooperative problem solving efforts.

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

In 2016, the Monmouth County Office of Community Development will continue to participate in the Homelessness Collaborative and begin implementing initiatives outlined within the Strategic Plan to Prevent and End Homelessness. FY2016 ESG funds have been allocated to funding several social service agencies which provide necessary services to specific populations e.g. (domestic abuse victims, homeless families and youth, etc.).

Currently, there are no direct funding allocations for Office of Economic Development facade improvement program, the County continues to collect business applications on a waiting list if funding becomes available.

Discussion

Program Specific Requirements

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

Introduction

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	5,000
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:	5,000

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.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Currently no additional forms of investment are used other than those previously identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Any funds used from HOME and ADDI will be considered a direct subsidy. Therefore, because it is assistance that reduces the purchase price to make it affordable to the potential homeowner, it can be recaptured within the affordability period if the guidelines of the program are not met. HOME and ADDI funds can be recaptured during the five year affordability period under the following conditions: a) The home is sold; b) the home is rented; c) The home is vacated; or d) the home goes into foreclosure. If any of these four terms are violated, the homeowner is required to repay the entire amount of the subsidy, regardless of when during the affordability period the terms are violated. The subsidy is interest-free, but will not decrease at any point during the affordability period

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

An Affordable Housing Agreement between the County and the owner of an affordable housing unit/project is recorded with the County Clerk, which places restrictions on affordable housing units and/or projects so that they remain affordable to and occupied by low and very low income eligible households for the period of time specified by HUD regulations, as follows:

Resale: Resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low- income family and will use the property as its principal residence. The resale requirement also must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in the housing.

Deed restrictions, covenants running with the land, or other similar mechanisms must be used as the mechanism to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD. The County may use purchase

options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County will not use HOME funds to refinance existing debt secured by multifamily housing. Therefore, it will not be making an investment to maintain or create affordable units, and will only require a minimum affordability period of 5 years. ADDI funds will be limited to the purchase of homes in Monmouth County. ADDI funds will not be used to refinance multifamily loans secured or insured by any other federal programs, including CDBG.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Eligible Applicants:

The following agencies and/or organizations are eligible to apply for and receive county ESG Program

Funds:

- Private nonprofit organizations (defined as tax exempt secular or religious organizations described in section 501(c) of the Internal Revenue Code.)
- Divisions of Monmouth County government

Participant Eligibility

ESG sub-recipients must conduct an initial evaluation to determine each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. All ESG sub-recipients will follow federal documentation guidelines to establish the client's status as homeless or at-risk of homelessness and their income eligibility. Minimum standards for sub recipients evaluating individual and family eligibility for assistance under Emergency Solutions Grant (ESG) are:

- Street Outreach: People who qualify as 'unsheltered homeless,' based on paragraph (1)(i) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities: engagement, case management, emergency health and mental health services, and transportation.
- Emergency Shelter: People who qualify as 'homeless' based on paragraphs (1, 2, 3 or 4) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities: case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
- Rapid Re-housing: People who qualify as homeless based on paragraphs (1 or 4) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities: Housing relocation and stabilization services: utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, landlord-tenant mediation, tenant legal services, and credit repair. Rental Assistance: short (*up to 3 months*) and/or medium-term (*4-24 months*) assistance to help individuals or families living in shelters or in places not meant for human habitation quickly move into permanent housing, achieving stability. Homelessness Prevention: People who qualify as 'at risk of homelessness based on paragraphs (2, 3, or 4,) of the "homeless definition" or based on the "At risk of homelessness definition" found at 24 CFR 576.2

and who reside in a housing unit that meets HUD's habitability and lead based paint standards, and have an annual income below 30% of the Area Median Income are eligible for the following services: Housing relocation and stabilization services: utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, landlord-tenant mediation, tenant legal services, and credit repair. Rental Assistance: short (*up to 3 months*) and/or medium-term (*4-24 months*) assistance to help individuals or families living in shelters or in places not meant for human habitation quickly move into permanent housing, achieving stability.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The County, in coordination with the Monmouth County Homeless Systems Collaborative (HSC, the independent body formed in 2014 to oversee the Continuum of Care), is actively working to implement a coordinated assessment system. In the interim, the Monmouth County Division of Social Services acts as the primary intake agency and screens/refers clients to the services for which they qualify.

-

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Monmouth County solicits proposals from private nonprofit organizations for the use of ESG funds on an annual basis. Submitted proposals are reviewed by a subcommittee of the Monmouth County Homeless Systems Collaborative (HSC). Prior to formation of the HSC, this review was performed by a subcommittee of the Comprehensive Emergency Assistance System (CEAS). Applicants' prior performance is considered in the award recommendation process, as is the County's need for the proposed services. Agencies may apply for ESG funding in the following categories:

Street Outreach

Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Eligible costs include engagement, case management, emergency health and mental health services, and transportation.

Emergency Shelter - Operations/Essential Services

Eligible costs include costs to operate and maintain emergency shelters and also to provide other emergency lodging such as maintenance, rent, security, fuel insurance, utilities, food, furnishings, equipment, and supplies for operation. The cost of hotel or motel /vouchers for family or individuals

may be eligible only if other emergency shelter is unavailable. Essential Services for clients in emergency shelter include case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

Homelessness Prevention

Eligible costs include housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to prevent the individual or family from becoming homeless. Assistance in this category is limited to individuals and families with annual incomes **below 30 percent** of median family income. The agency must document that the assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County is working in conjunction with the Monmouth County Homeless Services Collaborative to identify and include homeless or formerly homeless individuals in its consultation process.

Coordinated Assessment:

Monmouth County is currently working with the Homeless Collaborative to develop common intake and assessment tools and protocols to be used by all agencies that receive ESG program funding. This Centralized Intake System will serve as the single point of entry into services, and Housing Placement Agency that which will serve as the primary point of exit out of the system. Programs providing diversion, prevention, emergency shelter, transitional housing and permanent housing will operate between these points of entry and exit creating streamlined movement through the system.

5. Describe performance standards for evaluating ESG.

Termination of Assistance

Minimum standards for termination of assistance are:

- In general – If a program violation occurs and the provider terminates assistance as a result, the termination shall follow an established process that recognizes the rights of the individuals affected. Termination shall only occur in the most severe cases.
- Program participants receiving rental assistance or housing relocation or stabilization services – When terminating rental assistance or housing relocation and stabilization services, the required

formal process shall minimally consist of: Written notice clearly stating the reasons for termination; Review of the decision that gives the participant opportunity to present objections to the decision maker; and Prompt written final notice.

- Ability to provide further assistance – Termination will not bar the provider from providing later additional assistance to the same family or individual.

Program Coordination:

Minimum standards for program coordination consist of on-going system and program coordination and integration of the ESG-funded activities to the maximums extent practicable with the following:

- a) Emergency Shelter providers, essential services providers, homelessness prevention, and rapid rehousing assistance providers
- b) Other Homeless assistance providers
- c) Mainstream service and housing providers
- d) Monmouth County Homeless System Collaborative

HMIS

Activities funded under the Emergency Solutions Grant must comply with HUD's standard on participation, data collection and reporting the County's Homeless Management Information System HMIS.

Lead-Based Paint

Emergency Solutions Grant Program sub-grantees are subject to the requirements, as applicable, of the Lead-Based Paint Poisoning Prevention Act (LBPPPA) and the Act's implementing regulations at 24 CFR Part 35. Grantees and sub-grantees are also subject to the requirements, as applicable, of the Residential Lead-Based Paint Hazard Reduction Act and went into effect 15 September 2000. The ESG program is governed by Sub-part K of these regulations.

Most emergency shelters are exempt from the lead-based paint regulations. Thus, emergency housing using efficiencies, studio apartments, dormitories, single room occupancy units, barracks, group homes, or room rentals in residential dwellings are all excluded from the lead-based paint requirements. The only ESG-assisted housing covered under the lead-based paint requirements is longer-term transitional housing in an apartment with one or more bedrooms AND which has family residents who are part of a program requiring continual residence of more than 100 days.

Additionally, ESG projects providing essential services only are also excluded from the lead-based paint regulations. However, any ESG housing or services sites regularly frequented by children less than 6 years of age are encouraged to use ESG funds for testing and may use ESG rehabilitation funds for necessary abatement procedures.

While requirements pertaining to rehabilitation differ according to the level of HUD assistance provided, the requirements for notification and provision of an information pamphlet apply for all types of federal housing assistance. Note that the lead-based paint requirements do not apply to housing assistance (such as for homeless persons) unless the assistance lasts for more than 100 days.

Discussion

