

2015-2019
Five-Year Consolidated Plan
and 2015 Annual Plan



Office of Community Development
Monmouth County, New Jersey
June 2015

Executive Summary

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

1. Introduction

The purpose of the Monmouth County Consolidated Plan is to guide funding decisions for policy and community development programs for the 2015-2019 time period. The Monmouth County CDBG consortium consists of 50 municipalities: Asbury Park, Long Branch, and Middletown Township directly receive grants from HUD. These three municipalities do participate within the Monmouth County HOME Program consortium. The combined population count within CDBG consortium participating municipalities is greater than 200,000 residents, earning Monmouth an urban county classification. As populations change in size, age, and diversity the effective provision of community services (e.g. housing and economic development) becomes a necessary component towards preserving a community's quality of life. The overall goal of these federally funded community development initiatives is to effectively develop and maintain viable urban communities. The Consolidated Plan outlines affordable housing requirements over the subsequent five-year period, and presents a directed course of action the County and participating municipalities can undertake towards achieving these established objectives. Additionally, this document delineates goals and performance measures tracking yearly progress.

Included within this Five Year Consolidated Plan, is a detailed analysis of the housing and homeless population needs, and a corresponding housing and economic market analysis. The Consolidated Plan serves as Monmouth County's official housing policy and community development planning guide. The programs administered by the Monmouth County Office of Community Development, discussed within this plan, provide financial resources addressing 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.

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

Over the course of the next five years, Monmouth County will:

1. Improve and expand housing opportunities for low income households
 - Provide financial support to organizations seeking to develop new rental housing

- Support actions to expand the supply of rental assistance and supportive housing for low income and homeless people
- Provide financial assistance for homeowner housing rehabilitation

2. Support improvement to public facilities and services

- Senior Centers
- Community Centers/Library Improvements
- Neighborhood facilities
- Non-residential Historic Preservation

3. Improve, maintain, and expand municipal infrastructure

- Improve streets
- Improve sidewalks including ADA curb ramp installation
- Improvements to storm drainage systems
- Improve access to parks, schools, and other public facilities

4. Support Public Services

- Support actions to expand homeless prevention and rapid-re-housing services
- Support the Homeless Collaborative and the Monmouth County Strategic Plan to Prevent and End Homelessness

5. Support actions to further economic development and creation of new job/opportunities

- Street scape improvements
- Façade Improvement Program

6. Support planning and administration of community and housing development activities.

3. Evaluation of past performance

Despite the continual decrease in allocated funding from Congress, Monmouth County has continued to use the received federal entitlement funds for the benefit of its citizens. The county has evaluated projects and expenditures to determine that allocated funding is spent in the most productive manner, and the largest number of residents can be assisted.

4. Summary of citizen participation process and consultation process

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, objectives, 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

Public hearing was held at the offices of the Monmouth County Division of Planning 4/14/15. No members of the public attended.

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

No comments received

7. Summary

The purpose of the Monmouth County Consolidated Plan is to guide funding decisions for policy and community development programs for the 2015-2019 time period.

Over the course of the next five years, Monmouth County will:

1. Improve and expand housing opportunities for low income households
2. Support improvement to public facilities and services
3. Improve, maintain, and expand municipal infrastructure
4. Support Public Services
5. Support actions to further economic development and creation of new job/opportunities
6. Support planning and administration of community and housing development activities.

The County will continue to evaluate projects and expenditures to determine that funding is spent in the most productive manner and the largest number of residents can be assisted.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 the Office of Community Development staff with the responsibility of administering the Federal grants covered by this Consolidated Plan. The cities of Asbury Park and Long Branch, and the Township of Middletown do not participate in the County's CDBG consortium, receiving 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

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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(I)).

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.

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
- Monmouth County Master Plan public meetings

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

Community Development partners with the Monmouth County Department of Human Services and other stakeholders (e.g. non profits, 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.

Extensively referenced throughout this Consolidated Plan, 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 landscape 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 and evaluate outcomes, and develop funding, policies and procedures for the 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.

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 three nonprofit owned shelters. Additional grant funds are allocated for programs to prevent homelessness through the payment of rent and utilities, and provision of basic medical care on an emergency basis. In addition, the County encourages participating non-profits to raise funds from private sources to supplement homeless programs. The Emergency Solutions Grant Project Review Committee reviews applications, and recommends projects to the Board of Chosen Freeholders for funding. County staff from the Department of Human Services, Planning, and Contracting participates within this committee.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and 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 consolidated plan. Master plan public meetings served as a starting point for collecting public input. Previous plans and studies were utilized as data sources for market and needs assessment analysis. 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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

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

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

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	HIGHLANDS HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to a survey distributed to all public housing authorities within the county.
9	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
10	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
11	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
12	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
13	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
14	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
15	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
16	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
17	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
18	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
19	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
20	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
21	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
22	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
23	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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24	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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25	Agency/Group/Organization	TOWNSHIP OF HOWELL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
26	Agency/Group/Organization	KEANSBURG HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	a survey was distributed to all public housing authorities within the county.
27	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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28	Agency/Group/Organization	BOROUGH OF KEYPORT
	Agency/Group/Organization Type	Other government - Local
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29	Agency/Group/Organization	BOROUGH OF LAKE COMO
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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
30	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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31	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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32	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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33	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
34	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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35	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
36	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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37	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and 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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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39	Agency/Group/Organization	Ocean Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
40	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
41	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
42	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
43	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
44	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
45	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
46	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
47	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
48	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
49	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
50	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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51	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
52	Agency/Group/Organization	TOWNSHIP OF COLTS NECK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
53	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
54	Agency/Group/Organization	BOROUGH OF INTERLAKEN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
55	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
56	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
57	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
58	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
59	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 Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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 funding
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 funding
Housing Baseline Assessment Report	Together North Jersey	Additional data source

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Workforce Investment Bd Strategic Plan 2014-2017	Monmouth County	Additional data source; corresponding goals to make the most efficient expenditures of funding
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 funding

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The County partnered with the 50 municipalities that are part of the Urban County to determine and implement the Annual Activities established within this Consolidated Plan. Additionally, the County coordinated with Asbury Park, Middletown, and Long Branch in establishment of objectives and outcomes. Surveys were distributed to all public housing agencies to gain input of their specific objectives and needs.

Narrative

PR-15 Citizen 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

Currently the count completed one public hearing for the Consolidated Plan: 12/8/2014

Three Community Development Working Groups for the Monmouth County Master Plan: May 20, 2014, July 31, 2014 & September 16, 2014. Discussions in other working groups linked plan objectives to Community Development initiatives. More details can be found at www.co.monmouth.nj.us

The county completed a second public hearing for the consolidated plan was held: 4/14/15.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from Long Branch, Middletown, Asbury Park, and Monmouth County. No members of the public were in attendance	no comments received		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Ad for comment was published in the Asbury Park Press on March 23, 2015. Comment period extended from March 23rd through April 22nd, as designated within the Monmouth County citizen Participation Plan.	no comments were received		

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)
3	Public Meeting	Non-targeted/broad community	Fifteen community members participated in each meeting. The first meeting a SWOT analysis was completed. During the second meeting discussion on the SWOT analysis and goals and objectives were outlined. During the third meeting, planning staff presented draft recommendations and elicited feedback on proposals.	Public input on the proposals, new ideas on distribution of CDBG funds,		http://www.co.monmouth.nj.us/page.aspx?id=4365

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)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Assistant Director of Planning, Director of Community Development representatives from Office of Community Development.	no comments received.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

In terms of sheer numbers, housing cost burdens represents the most common housing problem within Monmouth County. High rents, low vacancy rates, and a high-valued, owner-occupied market contribute to the significant housing cost burdens experienced by those earning low-to-moderate incomes. The number of home owners who experience the housing cost burden over 30% of income (29,579) is 16.5% higher than the number of renters (25,370). The number of owners who experience housing cost burdens over 50% of income (19,961) is 35.4% higher than the number of renters (14,733). In both categories of housing cost burdens (cost burden >30% of income and cost burden >50% of income), elderly homeowners comprised the largest overall number of affected households.

Disproportionately Greater Need

Low income Asian and Hispanic households and moderate income Asian households were identified as experiencing a disproportionately greater need in terms of one or more housing problems and cost burden. The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding. Extremely low income households (earning 0-30% of area median income) of all races and ethnicities experienced significant severe housing needs. Low-and-moderate income Hispanic households experienced disproportionately greater severe housing needs. In terms of housing cost burdens, a disproportionate number of Hispanic households pay between 30-50% of income towards housing. Correspondingly, a significant number of Black/African American, American Indian/Alaskan Native, and Hispanic households pay greater than 50% of monthly income towards housing.

Public Housing

There is an overall need for more units and housing vouchers to address the long waiting lists. The wait list for public housing units is almost 1,500 and for housing vouchers over 4,000. On average, 90% of families on the waiting list are classified as extremely low income, earning less than or equal to 30% of the region's average median income.

Homeless

On the night of January 28, 2014 a total of 347 households, or 632 persons were experiencing homelessness. In any given year, averages of 36,000 people seek assistance from homeless and social service programs in Monmouth County. During the 2013 calendar year, shelter and service programs in Monmouth County served 5,821 adults and children.

Non-Homeless Special Needs Populations

The elderly and frail elderly need assistance in modifying their homes, providing opportunities to age in place. Victims of domestic violence need safe and secure housing. For those individuals struggling with substance abuse and/or mental health issues, treatment programs are a critical part of their housing stabilization plan. Unfortunately, throughout Monmouth County, the waiting lists for access to treatment facilities and professional services are too long, resulting in further deterioration as individuals wait for services.

Non-Housing Community Development

Determined Non-housing Community Development needs for Monmouth County were: improvements to senior centers and neighborhood facilities, creation of additional parks and other recreational areas, funding for expansion of health centers, non-residential historic preservation, water/sewer improvements, street and sidewalk improvements, curb ramp installation, flood drain installation and expanded services for seniors, the handicapped, abused and neglected children, and those at risk of homeless.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Monmouth County Housing Needs Assessment is based on information provided by HUD through the Comprehensive Affordability Strategy (CHAS) data set. Based on the 2006-2010 American Community Survey, the CHAS data set demonstrates the extent of housing problems and housing needs experienced by Monmouth County residents. When necessary, supplemental data from other sources (e.g. U.S. Census, public meetings, published housing and economic reports) was used to provide additional insight into the County’s housing needs.

Housing Needs

The Monmouth County Master Plan (public meeting) working groups provided a general overview of the current housing needs for Monmouth County residents. The following is a synopsis of key points discussed during the working groups and data collected from other Monmouth County publications.

- Unemployment and underemployment are significant problems in Monmouth County. When adjusted for inflation median household income has decreased over the past decade
- The high cost of residential real estate presents challenges for low-and moderate-income buyers.
- Lack of available housing for special populations
- Limited funding available to assist with the expanding housing needs of residents
- With respect to locating new affordable housing opportunities, there is still the “Not in My Back Yard” syndrome reflecting various concerns such as property values, service levels, community character, etc.

Monmouth’s county’s rate of population growth significantly slowed between 2000 and 2010. During the previous decade (1990-2000), the County’s residential population increased by 62,117 or 11%. The 2010 U.S. Census reported Monmouth’s population to be 630,380; a 2.45% increase from 2000. An April 2012 Census report indicated that the county’s current population growth is split evenly between international immigration and net natural increase.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	615,301	628,112	2%
Households	224,447	232,513	4%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Demographics

Between 2000 and 2010, 20 of the county’s 53 municipalities grew in population, while 33 reported a loss. A significant portion of Monmouth’s population growth during the last decade was concentrated within the following municipalities: Manalapan, Freehold Township, Marlboro, Tinton Falls, Upper

Freehold and Howell. The 2000's marked the first decade in over 50 years in which New Jersey's compound annual growth rate (0.40% per year) was faster than Monmouth County's (0.24% per year)

Median Income

According to the 2000 Census the median household income was \$64,271. Adjusted to 2010 dollars, the median household income for Monmouth County was \$88,386. The 2006-2010 American Community Survey reported the median household income for Monmouth County as \$82,265 a change of -7%

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	25,455	23,164	23,099	20,005	140,800
Small Family Households *	7,066	6,641	7,993	7,600	79,475
Large Family Households *	1,003	1,463	2,362	2,007	17,023
Household contains at least one person 62-74 years of age	4,871	4,717	4,555	4,008	24,382
Household contains at least one person age 75 or older	7,064	6,368	4,222	2,682	9,926
Households with one or more children 6 years old or younger *	3,183	3,197	3,236	2,810	14,204
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	755	215	135	89	1,194	55	59	70	70	254
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	375	215	139	155	884	70	0	0	15	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	368	608	245	197	1,418	35	44	164	97	340
Housing cost burden greater than 50% of income (and none of the above problems)	8,478	3,788	814	128	13,208	8,028	6,624	5,139	3,170	22,961
Housing cost burden greater than 30% of income (and none of the above problems)	1,684	3,908	4,123	1,525	11,240	945	4,005	4,459	5,025	14,434
Zero/negative Income (and none of the above problems)	791	0	0	0	791	796	0	0	0	796

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,953	4,828	1,334	569	16,684	8,188	6,724	5,384	3,340	23,636
Having none of four housing problems	4,385	5,516	7,498	5,400	22,799	1,332	6,077	8,874	10,688	26,971
Household has negative income, but none of the other housing problems	791	0	0	0	791	796	0	0	0	796

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,690	3,054	1,878	8,622	2,373	2,978	3,521	8,872
Large Related	522	590	513	1,625	475	760	1,349	2,584
Elderly	4,028	2,004	1,014	7,046	4,700	5,866	3,260	13,826
Other	3,216	3,008	1,853	8,077	1,569	1,108	1,620	4,297
Total need by income	11,456	8,656	5,258	25,370	9,117	10,712	9,750	29,579

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

Housing Discussion

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,436	1,422	350	5,208	2,153	2,367	2,184	6,704
Large Related	518	176	115	809	410	661	733	1,804
Elderly	2,900	1,030	220	4,150	4,096	2,791	1,292	8,179
Other	2,851	1,532	183	4,566	1,477	851	946	3,274
Total need by income	9,705	4,160	868	14,733	8,136	6,670	5,155	19,961

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	613	543	329	307	1,792	105	24	74	74	277
Multiple, unrelated family households	60	189	20	40	309	0	20	89	38	147
Other, non-family households	95	100	45	25	265	0	0	0	0	0
Total need by income	768	832	394	372	2,366	105	44	163	112	424

Table 11 – Crowding Information - 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

To determine the approximate number and type of single-person households in need of housing assistance, several different avenues of data analysis were carried out. According to the 2007-2011 American Community Survey data set approximately 34,547 single-person households are home owners, and 25,150 are renters. Moreover, 19.5% of all owner-occupied housing units are single-person households, and 44.4% of renter occupied housing units are single person households. The median household income for single-person households is \$37,210, approximately 55% lower than the Monmouth County median household income of \$83,842. To compare, the 2014 income eligibility (80% AMI) for first time home buyers using HUD HOME funds for a single person household is \$44,750.

In terms of shelters and service programs, during the 2013 calendar year, Monmouth County assisted 5,821 adults and children. The majority of those served received assistance from Monmouth County programs providing a wide array of services including prevention assistance, outreach, case management, emergency hotel placement and transportation assistance among other services. The majority of those served in the homeless service system during 2013 were single men, who accounted for 38% of all assisted households in the system; single females accounted for approximately 15.1% of all assisted households. In total 2,200 single person households in 2013 requested housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

During 2013, 4% of households served in the Monmouth County homeless system disclosed an experience with domestic violence. The overwhelming majority were women with 93 people identifying as single women and 166 people as families (women and their children).

Out of all households served in 2013, 25% self-identified as persons living with a disabling condition. This Disabling Conditions were broken down as follows:

- Dually diagnosed 132 people
- Substance abuse 305 people
- Physical disability 610 people
- Mental illness 631 people
- HIV/AIDS 31 people
- Developmental Disability 198 people
- Chronic Health Condition 696 people

This group experienced higher rates of homelessness and remained in housing assistance programs 20% longer than the general population. Additionally this group was 13% less likely to exit programs into permanent housing.

What are the most common housing problems?

The most common housing problem in terms of sheer numbers is housing costs burdens, particularly those with housing cost burdens greater than 50% of income. Based on the fair market rental rates published by HUD, New Jersey is the fifth most expensive state to rent in, and Monmouth County is the

sixth most expensive county in the state. Housing in Monmouth County has historically been unaffordable for the underemployed, unemployed and those households living on fixed incomes. With vacancy rates less than 5% currently being experienced in the rental market, landlords have been charging more than the current fair market rents. Approximately, 22.4% of renters pay more than 50% of their income towards housing, and 19.1% of renters pay greater than 30% of their income towards housing.

Monmouth County also has a high valued owner-occupied market. Homes valued under \$200,000 account for only 8% of Monmouth's County's total housing stock. To compare 16.1% of New Jersey's housing stock falls within the under-\$200,000 price cohort as does 52.9% of the United States. Homes valued over \$500,000 accounted for 36.6% of Monmouth County's owner-occupied housing stock. The 2007-2011 American Community Survey reported the median value of owner-occupied housing units in Monmouth County at \$413,500.

In addition to cost burdens for both owner and renter occupied households, 1.8% of all occupied housing units were experiencing at least one type of housing problem (overcrowding, lack of kitchen facilities, and or/lack of bathroom).

Are any populations/household types more affected than others by these problems?

According to CHAS data, the number of owners who experience housing cost burdens over 50% of income (22,961) is 73.8% higher than the number of renters (13,208). The number of owners who experience housing cost burdens over 30% of income (14,434) is 28.4% higher than the number of renters (13,208). With 56,575 rental units in Monmouth County counted in the 2010 Census, 23.3% of renter households have housing cost burdens greater than 50% of income. Comparatively, with 176,545 owner-occupied units, 13% of owner-occupied households have housing cost burdens greater than 50%

The lowest earning households (0-30% AMI) in both the renter and owner populations were shown to be the most susceptible to having at least one housing problem. The CHAS data further breaks down cost burden and severe cost burden by the type of household: small family, large family, elderly, and other households. All types of renter households in the 0-30% AMI were the most affected by cost burdens, spending more than 30% of income on monthly housing costs. In terms of owner-occupied, those households within the large related, elderly, and 'other' classification brackets earning 30-50% AMI were most affected by cost burdens (spending more than 30% of income on monthly housing costs). Within the small-related, owner household cohort, those earning 50-80% were most affected by a >30% cost burden.

When analyzing the severe housing cost burden (spending >50% of monthly income on housing needs), the lowest earning renters (0-30% AMI) across all household classifications were the most at risk. Small related renter households within this income cohort had the largest number of households affected by severe housing cost burdens. To compare, small related, owner households in the 30-50% AMI cohort

were most affected by a severe housing cost burden. Subsequently, owner households classified as elderly and other earning 0-30% AMI, were the most affected by severe housing cost burden.

In both cost burden categories (>30% and >50%), the elderly owners had the largest overall number of affected households across all income brackets.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Determining the number of Monmouth County residents who are at “imminent risk” of becoming homeless is difficult to determine at any point in time. Those households under the threat of eviction, unemployment, foreclosure, etc. could become homeless when they no longer have a financial cushion. There is very limited funding available for those individuals and families, struggling to make ends meet. Often households who foresee the coming danger of homelessness must do nothing and wait until their situation is critical before receiving assistance. Working poor families often live paycheck to paycheck with little savings for emergencies (e.g. rent increase, loss of paycheck, physical illness, temporary layoffs, etc.).

According to households in Monmouth County Emergency Shelters the primary causes of homelessness were:

- Being asked to leave a shared residence (37%)
- Job loss or reduction in income (13%).
- Eviction (11%)
- Release from prison (11%),
- Release from Hospital (6%)
- Other (15%) e.g. drug/alcohol abuse, benefits, natural disaster, psych discharge

New Jersey’s annual Point-in-Time (PIT) Count of the Homeless provides a statewide snapshot of homeless households throughout the state. The 2014 Monmouth County Point-in-Time reveals important demographic and other information about families and individuals who were homeless on the night the count was completed (January 28, 2014). Of the 347 homeless households counted in Monmouth County, 136 (39%) were families with at least one child under the age of 18. These families included 237 children under the age of 18, and 157 adults. According to the Count 88 families were staying in emergency shelters and 48 were in transitional housing programs. In 2014 Monmouth County had 66 fewer homeless families than in 2013, a reduction of 32.6%. Since 2010 the overall number of homeless families has declined by 3.5%.

One example of an organization involved with rapid re-housing is Family Promise of Monmouth County. This group partners with community agencies, faith-based services, churches and synagogues to provide homeless children and their families with food, shelter and comprehensive case management services. Families stay on average seven weeks. Over 80% of guest families secure permanent or transitional housing before leaving the network. Formerly homeless persons receiving rapid re-housing assistance and nearing the termination of their funds, are at a higher risk of homelessness. In Monmouth County families earning >30% AMFI but less than <50% AMFI are often severely cost burdened, even when paying HUD determined fair market rents. Unfortunately, after one year in the Emergency Solutions Grant (ESG) Program Rapid Re-housing Program, families earning more than 30% AMFI lose their housing subsidy and are no longer eligible for ESG assistance. However, through case management services, provided by Family Promise and other similar entities, the risk of experiencing another episode of homelessness is significantly reduced.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Monmouth County participates in the New Jersey's Point-In-Time Count of the Homeless which provides a statewide snapshot of homeless households within local communities. However, this report focuses on those respondents who met HUD's definition of homeless; it does not include information on those who may be at risk of homelessness. The County does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Renters and owners experiencing severe cost burden issues constitute the overarching characteristics linked with housing instability within Monmouth County. With higher rents and housing prices, renters and owners need to work more hours per week. Drug and Alcohol Abuse and release from prison also contribute to increased risks of homelessness.

Discussion

Rental housing for general occupancy is a significant need. Where rental housing is available many of the units have rents that are not manageable for low-and-moderate income residents. The 2013 Fair Market rents for Monmouth County were \$1,135 for a one bedroom and \$1,410 for a two bedroom. According to the Monmouth County Strategic Plan to Prevent and End Homelessness the average renter in Monmouth County makes \$11.12 an hour or \$15,080 annually, making a significant proportion of available apartments out of reach. For those households making minimum wage at \$7.25 per hour, housing is even more unaffordable.

When comparing data from the 2000 and 2010 Census, there was a 3.3% (1,901 units) increase in the number of renter occupied households. The County will continue to encourage the use of HOME funds

for tenant-based rental assistance, as well as the production of new affordable rental housing, and the acquisition and/or rehabilitation of existing rental units.

Due to the economic downturn, foreclosures continue to significantly affect the Monmouth County housing market. Due to the judicial process, these properties can remain vacant for years until the foreclosure case works its way through the courts. A recent economic report from the National Association of Counties indicates Monmouth County continues to recover from the recession in terms of housing prices, job creation, and unemployment rates.

While Monmouth County was significantly impacted from the effects of Superstorm Sandy in October 2012, the storm's impact on the foreclosure rate is yet to be determined. A significant number of both owner and renter households within the coastal sections of the County were displaced by the storm and suffered significant financial losses. The State of New Jersey currently is responsible for distributing the federal disaster funds. Monmouth County is one of the nine areas designated to receive funding.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the number of households classified as a specific racial or ethnic group, at a given income level, experience housing problems at a greater rate (10% more) than the income level as a whole. The 2006-2010 CHAS data tables below summarizes the percentages of each racial/ethnic group experiencing housing problems organized by HUD Adjusted Median Family Income (AMI) levels. Overall, Monmouth County has 65,568 households experiencing one or more of the four recognized housing problems.

Recognized housing problems include:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- Overcrowding (i.e. more than one person per room)
- Cost Burdens greater than 30% of monthly take home income

Established income classifications are as follows

- 0-30% AMI: extremely low income
- 30%-50% AMI: low-income
- 50-80% AMI: moderate-income
- 80-100% AMI: middle-income

High proportions of all extremely low and low-income households are most impacted with one or more of the four designated housing problems. Data for the following housing types indicated a significant housing need in Monmouth County:

- Asian Households: low-income (30%-50% AMI)
- Hispanic households: low-income (30%-50% AMI)
- Asian households: moderate income (50-80%AMI).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,494	3,435	1,354
White	14,438	2,322	901
Black / African American	2,975	724	107
Asian	628	150	80
American Indian, Alaska Native	80	0	0
Pacific Islander	0	0	0
Hispanic	2,166	199	184

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Racial/Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Universe	81.0%	83.0%	61.7%	49.1%
White	81.7%	80.4%	61.7%	49.2%
Black/African American	78.2%	84.0%	56.0%	43.3%
Asian	73.2%	90.8%	71.2%	36.0%
American Indian, Alaska Native	100%	100%	N/A	0%
Pacific Islander	N/A	100%	N/A	N/A
Hispanic	85.0%	92.3%	64.9%	61.1%

Table 14 - % with one or more housing problems

Table Discussion

The following HUD-generated tables use **2006-2010** CHAS data and capture the number of housing problems by income, race, and ethnicity.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,408	3,824	0
White	12,923	3,093	0
Black / African American	2,507	474	0
Asian	646	65	0
American Indian, Alaska Native	15	0	0
Pacific Islander	20	0	0
Hispanic	2,169	179	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,571	10,268	0
White	12,491	7,762	0
Black / African American	1,642	1,288	0
Asian	554	224	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,738	936	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,095	10,458	0
White	8,430	8,709	0
Black / African American	675	882	0
Asian	158	282	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	733	466	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The **2006-2010** CHAS data tables below summarize the percentages of each racial/ethnic group experiencing severe housing problems organized by HUD Adjusted Median Family Income (AMI) levels. According to HUD, a disproportionately severe housing need exists when the numbers of households within a specific racial or ethnic group, at a given income level, experience housing problems at a greater rate (10% more) than the income level as a whole. The **2006-2010** CHAS data tables below summarize the percentages of each racial/ethnic group experiencing housing problems organized by HUD Adjusted Median Family Income (AMI) levels. Overall, Monmouth County has 38,105 households experiencing severe housing problems.

The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding. Severe housing problems include

- Housing units lacking complete kitchen facilities
- Housing Units lacking complete plumbing facilities
- Overcrowding (i.e. more than 1.5 persons per room)
- Cost burden greater than 50% of monthly take home income

Established income classifications are as follows

- 0-30% AMI: extremely low income
- 30%-50% AMI: low-income
- 50-80% AMI: moderate-income
- 80-100% AMI: middle-income

Extremely low income households of all races and ethnicities experienced significant severe housing needs in Monmouth County. The following household types experienced disproportionately greater severe housing needs:

- Hispanic Households: low-income (30%-50% AMI)
- Hispanic Households moderate-income (50%-80% AMI)

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,734	6,203	1,354
White	12,423	4,360	901
Black / African American	2,526	1,168	107
Asian	628	150	80
American Indian, Alaska Native	65	20	0
Pacific Islander	0	0	0
Hispanic	1,926	438	184

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Racial/Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Universe	70.1%	44.2%	26.8%	16.5%
White	70.2%	42.9%	27.2%	15.5%
Black/African American	66.5%	38.2%	14.9%	22.1%
Asian	73.2%	45.2%	28.6%	20.0%
American Indian, Alaska Native	76.4%	100.0%	N/A	0%
Pacific Islander	N/A	0%	N/A	N/A
Hispanic	75.6%	60.5%	34.8%	17.6%

Table 19 - % with one or more severe housing problems

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,817	12,387	0
White	6,867	9,138	0
Black / African American	1,127	1,826	0
Asian	326	394	0
American Indian, Alaska Native	15	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	20	0
Hispanic	1,417	924	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,175	19,652	0
White	5,507	14,715	0
Black / African American	438	2,491	0
Asian	221	552	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	931	1,747	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,379	17,147	0
White	2,667	14,511	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	347	1,220	0
Asian	88	352	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	212	988	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The tables below summarize the percentages of each racial/ethnic group experiencing housing cost burdens. A household is considered cost burdened if more than 30% of its gross annual income is spent on housing costs. A household that spends more than 50% of its annual income on housing costs is considered severely cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	134,855	52,143	40,534	1,433
White	113,550	41,391	30,917	925
Black / African American	8,195	4,239	4,240	107
Asian	6,249	2,111	1,298	140
American Indian, Alaska Native	142	30	80	0
Pacific Islander	70	20	0	0
Hispanic	5,796	3,895	3,673	184

Table 23 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

	<=30% No Housing Cost Burden	30-50% Housing Cost Burden	>50% Severe Housing Cost Burden	Negative Income (not computed)
Universe	59.3%	23.0%	18.0%	0.63%
White	61.1%	22.2%	16.6%	0.49%
Black/African American	49.1%	25.4%	25.4%	0.63%
Asian	64.7%	21.8%	13.4%	1.4%
American Indian, Alaska Native	56.3%	11.9%	31.7%	0%
Pacific Islander	77.8%	22.2%	N/A	N/A
Hispanic	43.3%	29.1%	24.4%	1.4%

Table 24 - % with housing Cost Burden

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, Hispanic households appear to have a disproportionately greater need for affordable housing as compared to other racial and ethnic groups. After evaluating the **2006-2010** CHAS data, the following is an overall summary of disproportionately greater needs:

Disproportionately Greater Need: Housing Problems

High proportions of all extremely low and low-income households are most impacted with one or more of the four designated housing problems. Data for the following household classifications indicated a significant housing need in Monmouth County:

- Asian Households: low-income (30%-50% AMI)
- Hispanic households: low-income (30%-50% AMI)
- Asian households: moderate income (50-80%AMI).

Disproportionately greater Need: Severe Housing Problems

Extremely low income households of all races and ethnicities experienced significant severe housing needs in Monmouth County. The following household classifications experienced disproportionately greater severe housing needs:

- Hispanic Households: low-income (30%-50% AMI)
- Hispanic Households moderate-income (50%-80% AMI)

Disproportionately Greater Need: Housing Cost Burdens

- 30-50% cost burdens: Hispanic households
- >50% cost burdens: Black/African American Households, American Indian/Alaska Native Households, Hispanic Households

If they have needs not identified above, what are those needs?

Analysis of the CHAS data, census data, surveys, and public input helped identify all the known needs identified and discussed above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The 2010 Census reported that approximately 82.6% of Monmouth County's population identified as White, 7.4% as African American, 5.0% as Asian, and 9.7% of residents identify themselves as being of Hispanic Origin. Between the 2000 and 2010 censuses, the number of White residents increased by 2.8%. During the same time period the African-American population declined by 6.4% while the Asian

population increased by 28.0%. The number of Monmouth County residents of Hispanic origin increased by 59.6% between 2000 and 2010

At the census tract level, four out of the five designated Asbury Park census tracts qualify, five of the eight census tracts in Neptune Township and one census tract in Long Branch qualify as Black/African American concentrated.

All census tracts in Freehold Borough qualify as ethnically (Hispanic) concentrated. In addition, five of the eight census tracts in Long Branch qualify, 1 tract in Red Bank and 1 census tract in Asbury Park qualify as ethnically (Hispanic) concentrated.

At the municipal level the following changes occurred between the 2000 and 2010 Census

- Red Bank Hispanic population increased 2,171 persons, 51.72%
- Long Branch, Hispanic Population Increased 2,147 persons, 24.90%
- Freehold Borough Hispanic Population Increased 2,086 persons, 40.37%
- Howell Township Hispanic Population increased 1,543 persons, 37.15%
- Asbury Park Hispanic Population increased 1,478 persons, 35.92%

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There are 844 public housing units (both family and senior) in six of the towns that participate in the Monmouth County Community Development Consortium. There are another 1,497 public housing units located in the non-participating municipalities of Asbury Park, Long Branch and Middletown. In total there are 2,341 public housing units in 34 buildings located in Monmouth County.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,733	0	1,667	0	19	30

Table 25 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Data re calibration

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the Five Year Consolidated Plan the following unit changes were observed

of units/vouchers available

- Public Housing 1,822 units
- Vouchers 3,598 (3,503 Tenant Based, 8 Veterans, 19 Family Unification Program, 30 Disabled)

Despite this change in numbers, Monmouth County's Public Housing needs analysis remains the same.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,646	0	16,522	0	14,534
Average length of stay	0	0	0	8	0	8	0	8
Average Household size	0	0	0	2	0	2	0	3
# Homeless at admission	0	0	0	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	0	287	0	276	0	1
# of Disabled Families	0	0	0	376	0	352	0	0
# of Families requesting accessibility features	0	0	0	1,733	0	1,667	0	19
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Data re calibration part 2

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the master plan the following unit changes were observed

Characteristics of Residents

Homeless at Admission:

- Public Housing: 0
- Vouchers: 4 (Tenant based 3, Veterans 1, Family Unification 0)

of Elderly Program Participants

- Public Housing 941
- Vouchers 636 (Tenant Based 623, Veterans 1, Family Unification 1)

of Disabled Families

- Public Housing 260
- Vouchers: 709 (Tenant Based 678, Veterans 5, Family Unification 0)

of families requesting accessibility features 1,822

Despite the differences in residential characteristics, the needs analysis for Monmouth County remains the same.

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	704	0	673	0	4	23
Black/African American	0	0	0	1,022	0	987	0	15	7
Asian	0	0	0	5	0	5	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 27 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Data re calibration part 3

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the Five Year Consolidated Plan the following unit changes were observed

Public Housing Race

- White: 706
- Black/African American: 1,093
- Asian: 14
- American Indian/ Alaska Native: 1

- Pacific Islander 8

Vouchers Race

- White: Total 1,598 (Tenant-based 1,554 Veterans 6, Family Unification 4, Disabled 23)
- Black/African American: Total 1,986 (Tenant-based 1,935, Veterans 2, Family Unification 15, Disabled 7)
- Asian: Total 9 (Tenant-based 9)
- American Indian/Alaska Native: 3 (Tenant-based 3)
- Pacific Islander 2 (Tenant-based 2)

Public Housing Ethnicity

- Hispanic: 201
- Non Hispanic: 1,621

Vouchers Ethnicity

- Hispanic total: 495 (Tenant-based 484, Veterans 0, Family Unification, 1, Disabled 5)
- Non Hispanic: 3,103 (Tenant-based 3,019, Veterans 8, Family Unification 18, Disabled 25)

Despite the numeric changes, the Monmouth County Need's Analysis remains the same

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	162	0	155	0	1	5

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	0	1,571	0	1,512	0	18	25

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

All housing authorities within Monmouth County meet the statutory requirements to maintain at least five percent of their units as assessable. All have set the goal to undertake affirmative measures to ensure assessable housing to persons with all varieties of disabilities regardless of unit size required. Waiting lists for senior/disabled accessible units are often shorter than those for section 8 vouchers and family public housing units. However depending on resident turn-around; the wait can be several years for an available unit. On average, for all Monmouth County public housing authorities & agencies, approximately 25% of applicants on wait lists have requested accessible units.

In addition to the need for more units, current tenants with accessibility issues need transportation connections to supermarkets and medical appointments.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

On average, the wait for family housing units within public housing authorities, is five plus years. For all public housing authorities, the wait list for public housing units is almost 1,500 households long and the wait list for section 8 vouchers is more than 4,000 households long. For many public housing authorities, wait lists for housing assistance are closed. For Asbury Park, Neptune, and Long Branch, (housing authorities with the largest number of units) almost 50% of households on wait lists for public housing and section 8 vouchers are families with children.

On average, 90% of families on the waiting list are classified as extremely low income, earning less than or equal to 30% of the region's average median income.

The most immediate need of residents of public housing units and housing choice vouchers holders is living wage jobs and the supply of adequate and safe affordable housing. Superstorm Sandy caused rental vacancy rates within Monmouth County to significantly decrease, limiting options available to low income renters. Additionally, the County needs to address the need for developing and implementing a central intake process and improving the housing continuum for individuals and families that are homeless or at risk of becoming homeless.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and housing choice vouchers holders are fairly consistent with the needs of the entire County population. All tenants are concerned about the quality and affordability of their existing housing. Low income households who do not live in public housing or have a voucher have

more of an issue with cost burden. Extensive waiting lists for subsidized housing confirm the need for additional affordable units in the County.

Discussion

Recent projects in Monmouth County municipalities have expanded the supply of affordable housing units. The Gregory School project in Long Branch, once completed, will transform an abandoned school property into 117 new senior units. Woodrow Wilson Commons in Long Branch will construct 173 new units, replacing 136 outdated units previously located on the property. John W. Knox homes in Neptune are currently slated to be torn down and rebuilt with new amenities for residents. In 2013, HUD approved the demolition of Boston Way in Asbury Park, providing vouchers to the 73 families to relocate. In its place, officials hope to construct a modern, mixed-income community.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The following section provides a general assessment of the County homeless population and its needs. This data is derived from the Monmouth County Strategic Plan to Prevent and End Homelessness, meetings of the Monmouth County Homeless Consortium, and the 2014 Monmouth County Point-in-time Count of The Homeless. On the night of January 28, 2014 a total of 347 households(632 persons) were experiencing homelessness, a decrease of 286 persons from the 2013 Point in Time Survey. A total of 57 households with 80 persons were identified as chronically homeless. In 2014, Monmouth County had 5% of New Jersey’s reported statewide homeless population. While the point in time survey provides only a “snapshot” of the county’s homeless population and sub-populations, it is the best data available on the housing and supportive service needs of these populations.

Over the past five years the total number of homeless persons has been fluctuating in Monmouth County with the highest count in 2013 at 918 persons. This significant jump was likely due in large part to the extensive damage by Superstorm Sandy. While there was a drop in the homeless count between 2013 and 2014, the five year trend shows a slight rise in homelessness since 2010. During this five year period, the number of persons in emergency shelters on the night of the count experienced an increase of 68 persons while the number of unsheltered persons dropped by 16.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	394	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	12	212	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	3	47	0	0	0	0
Chronically Homeless Families	0	32	0	0	0	0
Veterans	2	10	0	0	0	0
Unaccompanied Child	0	14	0	0	0	0
Persons with HIV	2	14	0	0	0	0

Table 29 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not currently available on the “number of persons becoming or exiting” homeless each year. The number of days persons experience homelessness is calculated at the household level. The following information was from the 2014 Monmouth County Point-in-time count of the homeless.

Length of Homelessness among Surveyed Households

- 73 homeless households reported that their most recent, continuous episode of homelessness had lasted from 6 months to one year (42% of all surveyed households)
- 71 household reported that they had been homeless for more than 1 year (42% of all surveyed households)
- 60 households reported 8 days to one month (18% of all surveyed households)

- 58 households reported 3 months to 6 months (17% of all surveyed households)
- 57 households reported 1 day to three months (17% of all surveyed households)
- 24 households reported 1 day to 1 week (7% of all surveyed households)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	268	0
Black or African American	296	0
Asian	4	0
American Indian or Alaska Native	5	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	61	0
Not Hispanic	311	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2014 Point in time survey results indicated there were no unsheltered families with adults and children and the count was 66 less than 2013. Of the 136 surveyed households with adults and children, 88 were in emergency shelters and 48 were in transitional housing. Since 2010, the total number of homeless families has declined by 3.5%.

Twelve homeless veterans were counted on the night of the count, the same number as in 2013. Eleven of the twelve veterans surveyed in 2014 reported having some kind of disability. The largest contingents of veterans were staying in emergency shelters, with one surveyed veteran staying in a domestic abuse shelter with four children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A survey of homelessness by race and ethnicity was conducted as part of the 2014 Point-in-time survey. The table above demonstrates that African American individuals experience homelessness more than any other racial or ethnic group, followed closely by white individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The winter of 2013 to 2014 was particularly cold, setting record low temperatures in parts of New Jersey. The night of the count was cold enough to warrant a ‘Code Blue’ in many communities which mandates that emergency warming stations or shelters be set up. While this means many more people are able to sleep in a warm place, it may skew data to show fewer unsheltered households than are

actually present in communities on a regular basis. The survey identified the following: 4 of the 12 unsheltered individuals had been homeless from 1 day-1 week; 3 self-identified as being homeless 1 to 3 months; 3 self-identified as being homeless for 3 to 6 months; 1 person reported being homeless for 6-12 months; and 1 person reported being homeless more than 1 year. Approximately 25% of the unsheltered individuals surveyed said loss or reduction of jobs or benefits caused their homelessness.

Homelessness is a problem affecting all types of people regardless of race, ethnicity, age, or educational levels. Over the past five years, the largest increases in the homeless service system occurred in hotel/motel placements by community agencies on an emergency basis. According to the Monmouth County Strategic Plan to Prevent and End Homelessness, in 2013 the destination at program exit from Emergency Shelters for the Monmouth County homeless population was unknown for 72% of the population. For those individuals and families exiting transitional housing 42% reported moving to permanent housing.

Discussion:

Service providers within Monmouth County indicate the usage of a Continuum of Care process in which households experiencing homelessness progress through a system of emergency shelter, to transitional, to permanent housing. However, the Homeless Management Information System (HMIS) provides no evidence of the progression occurring in the daily implementation of homeless service programs. Programs in Monmouth County operate independently of each other with little progression through the programs in the system. At the same time, there are high rates of regressive movements back into homelessness and stagnation in the state of homelessness as evidenced by the exits to shelter from transitional housing, and the lateral movement to other shelters or transitional housing programs.

Two groups experiencing growing homeless numbers are veterans and at risk youth: Homelessness among veterans is an ever-growing problem with the community, especially as more veterans return from Afghanistan and Iraq. While determining the exact number of homeless veterans is difficult, existing data points to a significant need in Monmouth County.

In addition, Monmouth County has experienced a growth in the homeless at risk youth population. Covenant House has opened up additional outreach opportunities within the community. Homeless youth are an especially vulnerable population that have difficulty accessing the adult service system, and are no longer eligible or inclined to seek assistance through the child service system.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addition, persons with HIV/AIDS, victims of domestic violence. This section will review the issues of non-homeless persons with special needs

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

When an elderly person (defined as 62 or older) requires assistance with three or more activities of daily living such as bathing, walking, or performing light housework they are considered frail. Elderly individuals may need financial or supportive housing assistance. Supportive housing is necessary when an elderly person is both frail and very low income.

According to the 2000 Census the Monmouth County over 62 population count was 90,597. The number of persons age 62 and older living in Monmouth County according to the 2010 Census was 108,310 an increase of 19.5%. For the urban county classified municipalities of Monmouth (excluding Long Branch, Asbury Park and Middletown Township), the 62+ population increased 21.1%.

The Monmouth County Area Plan Contract represents the County's plans for serving its older residents over the age of 60. The 2014 document estimates 6,803 individuals aged 60 or older earn income below poverty levels. Of the 47,171 seniors the County Office on Aging plans to assist, 2,600 are classified as frail and 44,571 are classified as vulnerable. Many seniors in Monmouth County live alone. As of the 2010 Census, 45% of the total county's 55,597 households aged 65 and older are individuals living alone.

Persons with Mental, Physical, and/or Other Developmental Disabilities

Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and depression. Between July 2013 and June 2014, 11,291 adults and 2,461 children were treated in Monmouth County psychiatric facilities. During the same period there were 998 involuntary admissions. In total, Monmouth County inpatient and Behavioral Health program facilities treated and discharged 18,923 patients

According to the 2008-2012 American Community Survey, approximately 56,823 (non-institutionalized) people, approximately 9.1% of the total population, are determined to have a disability. Self-reported disabilities broke down as follows: (Note people can report having more than one disability)

- With a hearing difficulty: 15,698 people
- With a vision difficulty: 8,694 people
- With a cognitive difficulty: 20,123 people
- With an ambulatory difficulty: 30,011
- With a self care difficulty: 11,756
- With an independent living difficulty: 21,116

Persons with Alcohol or other drug addiction

Heroin/other opiates and alcohol were the primary substances abuse by those presenting for substance abuse treatment in Monmouth County facilities. Alcohol and drug treatment admissions are an indirect measure of the substance abuse problem at the county level. In 2013, Monmouth County had 7,161 (2,434 for alcohol, 4,727 for drugs) substance abuse treatment admissions, one of the highest counts within New Jersey. For those admitted for substance abuse treatment, 50% were between the ages of 25-44 and 25% were between the ages of 18-24. In 2010, Monmouth County reported 14,252 substance related admissions to hospital emergency rooms. When comparing the Monmouth County residents 2013 Substance Abuse Treatment Admissions count (7,161) with the 2006 Monmouth County resident admission count (4,621) one can conclude a growing need for addiction services within the County.

Victims of Domestic Violence

According to State Police data, Monmouth County ranks eighth in the state with an average of 7 domestic violence instances per 1,000 people. 180 Turning Lives around provides counseling and support, including emergency housing for Monmouth County residents. In 2013, the Domestic Violence hotline at 180 Turning Lives around received 4,091 calls; the Agency's safe house housed 141 individuals.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly

- Home maintenance assistance
- Affordable safe and appropriate housing
- Adaptive modifications that allow senior to remain in their home as physical conditions change
- As people age the needs for medical and other types of professional care rises sharply

Persons with Mental, Physical, and/or Other Developmental Disabilities

Not all individuals with classified disabilities require supportive housing. However, those that cannot live with family or are in need of help in basic life activities do require supportive housing and/or services. For housing needs, physically disabled individuals may require modifications to their living space which can include the removal of physical barriers. The likelihood of having a disability varied by age from 4.1% of people ages 5-17, to 6.4% of people 18-64, and to 31.5% of those 65 and over. Of those individuals

65 and over, 21% have an ambulatory difficulty (difficulty walking); 14.2% have an independent living difficulty, and 11.7% have a hearing difficulty. This data demonstrates the need for more programs to assist seniors living in their own homes. Bathroom and kitchen modifications are frequently necessary to allow seniors to age in place.

Persons with Alcohol or other drug addiction

The Monmouth County Division of Mental Health & Addiction Services administers County and State funds for prevention and treatment projects and programs, including the Municipal Alliances to prevent Alcoholism and Drug Abuse. There is a full range of treatment options available to Monmouth County residents, ranging from outpatient care to residential services. The Guide to Alcoholism and Drug Abuse Services in Monmouth County provides listing and contact information for rehabilitation services available to Monmouth County residents. For those individuals at risk of homelessness, struggling with substance abuse and/or mental health issues, treatment programs are a critical part of their housing stabilization plan. Unfortunately, throughout Monmouth County, the waiting lists for access to treatment facilities and professional services are too long resulting in further deterioration as individuals wait for services.

Victims of Domestic Violence

Victims of Domestic Violence need a shelter facility to serve as a safe haven for adults, children and families. Additionally, victims can have a need for counseling, therapy, advocacy, and assistance in finding permanent housing. Recently 180 Turning Lives Around broke ground for a new 45-bed shelter. Once completed in early 2016 the domestic violence will be the largest of its kind within the State of New Jersey

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS

According to the New Jersey Department of Health, in 2013 Monmouth County had 1,895 persons living with HIV/AIDS, 5% of the cases within State of New Jersey. Monmouth County has the sixth highest number of reported AIDS/HIV cases in New Jersey. According to the New Jersey Statewide Coordinated Statement of Need (2009) ,for the Monmouth-Ocean region, identified service needs included: outpatient and ambulatory health services, pharmaceutical assistance, home and community health services, mental health services, substance abuse outpatient care, and medical case management. Additionally for low income individuals, there is a high need for affordable, safe, decent housing. Approximately 31 individuals served within the Monmouth County Homeless System Collaborative reported living with HIV/AIDS.

Note: *The Monmouth-Ocean HIV/AIDS Consortium was discontinued in 2007.*

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Current generations of senior citizens tend to be more active and therefore are requesting more activities and services. Additionally, there is an emerging need (due to the closing of several state facilities) for facilities that serve the physically and mentally disabled. Private and non-profit organizations have turned to CDBG funds for assistance with necessary capital improvements.

Public Facility Needs

- **Senior Centers:** Monmouth County's elderly population (age 65 and over), currently represents almost 14% of the total population of the County. As the County's population continues to age, the need to provide facilities and resources for this age group increases. Senior centers throughout the county offer a variety of activities which can include social lunches, volunteer work, physical fitness programs, recreation opportunities, monthly visits with a nurse, etc.
- **Neighborhood Facilities:** These spaces serve as meeting locations for numerous community groups throughout the County. Additionally, in the aftermath of recent natural disasters (e.g. Superstorm Sandy) neighborhood facilities were used as distribution sites for water and food supplies, warming shelters, and charging stations. Existing neighborhood facilities continue to seek improvement funds to meet the short and long-term needs of the communities. Existing facilities require ADA improvements to ensure ease of access by the elderly and the disabled.
- **Parks, Recreational Facilities:** Creating Parks and recreational spaces, improving existing parks, and improving access to park facilities benefits low-and-moderate income residents and provides opportunities to improve overall quality of life. Additionally, parks support open space preservation, and preservation of environmentally sensitive lands.
- **Non-Residential Historic Preservation:** Monmouth County's cultural resources reflect established social ideals. Preserving them helps to retain community distinctiveness, instills community pride, supports sustainable economic development, attracts reuse and reinvestment, and contributes greatly to overall quality of life.
- **Health facilities:** With continued unemployment and the high cost of living, there continues to be an increasing need for affordable healthcare opportunities. Over the past two years, health centers have reported increases in visits; the Parker Family Health Center reported a 16% increase in patients between 2011 and 2013, and logs close to 12,000 patient visits annually.

How were these needs determined?

- Public comment received relative to CDBG program activities and needs
- Public comment received during the Monmouth County Master Plan public meeting process
- Review of requests received from non-profit and municipal participating jurisdictions for CDBG funding over the past several funding cycles
- Responses from the municipalities regarding priority needs for use of CDBG funds distributed to the participating municipalities.

Describe the jurisdiction's need for Public Improvements:

As state, county, and municipal budgets become tighter with less discretionary funding available, municipalities are seeking CDBG funding for infrastructure projects. Recent project applications have included:

Infrastructure

- **Water/Sewer Improvements:** Sewerage Authorities in Monmouth County continue to rehabilitate sewer systems to minimize infiltration and the high costs of maintenance on aging systems. Issues include broken pipes, misaligned and leaking joints, root intrusions, and poor grades requiring continuous maintenance. Improvements will not only assist in keeping sewer rates down, but also assist authorities in locating any possible sources of interconnection with storm water systems and eliminating causes of lake and/or ocean pollution.
- **Street and Sidewalk Improvements:** Sidewalk improvements reinforce pedestrian connections. Residents in densely developed municipalities rely on walking as primary methods of transportation. Adequate pedestrian facilities are very important for low-and-moderate income residents who rely on public transportation, bicycling, and walking due to inability to afford an automobile.
- **Curb ramp installation:** Installation of curb ramps eliminates barriers that could restrict mobility and ensures safe movement of all residents, especially the elderly and disabled individuals.
- **Flood Drain Improvements:** Flooding in the Coastal and Bayshore municipalities impacts both residents and businesses alike, leaving roadways impassible and inhibiting the circulation of emergency vehicles.

How were these needs determined?

- Public comment received relative to CDBG program activities and needs
- Public comment received during the Monmouth County Master Plan public meeting process
- Review of requests received from non-profit and municipal participating jurisdictions for CDBG funding over the past several funding cycles
- Responses from the municipalities regarding priority needs for use of CDBG funds distributed to the participating municipalities.

Describe the jurisdiction's need for Public Services:

Non-profits are seeking Community Development Block Grant funds as a way to close budget gaps due to declining donations, and fewer grant opportunities.

Public Services

- **Senior Services:** As the baby boomers age over the next five years, the elderly population of the County will continue to increase. Providing services, especially health care and transportation, allows the elderly to continue living independently.
- **Abused and Neglected Children:** National research indicates that children with a court appointed special advocate volunteer are half as likely to languish in foster care and more likely to have safe permanent homes than children who do not have a CASA volunteer. Last year over 400 children and youth in Monmouth County did not have a CASA volunteer representing their

best interests. Current funding levels allows for (on average) representation assistance for approximately 140 kids per year

- Handicapped Services: These services provide a support and social group for handicapped individuals and their families and help people improve quality of life.
- Homeless Prevention Services: The Monmouth County Strategic Plan to Prevent and End Homelessness discussed the limited continuity between programs in terms of client movement through a “continuum of care”. The plan outlined several strategies to end homelessness and to strengthen the homeless service system within the County.

How were these needs determined?

- Public comment received relative to CDBG program activities and needs
- Public comment received during the Monmouth County Master Plan public meeting process
- Review of requests received from non-profit and municipal participating jurisdictions for CDBG funding over the past several funding cycles
- Responses from the municipalities regarding priority needs for use of CDBG funds distributed to the participating municipalities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2010 Census, Monmouth County has 258,410 total housing units (both occupied and vacant), an increase of 7.3% from 2000. Between 1980 and 2010, 77,525 new units were added to Monmouth County's total housing inventory. Over the past three decades, new residential development within the County has been predominately single-family housing. Approximately 35.5% of acreage in Monmouth County is assessed residential, and .5% of total assessed acreage is apartments. The median housing value is approximately \$424,800 and the median rent is approximately \$1,100/month.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Since 1980, 65,556 or 79% of all housing units constructed within Monmouth County were classified as single-family; 46,071 detached and 14,989 attached. Between 1980 and 2010, the number of multi-family units in the County increased by 13,240 units or 26%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	168,291	66%
1-unit, attached structure	20,202	8%
2-4 units	19,715	8%
5-19 units	24,001	9%
20 or more units	20,808	8%
Mobile Home, boat, RV, van, etc	3,487	1%
Total	256,504	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	401	0%	3,029	5%
1 bedroom	5,421	3%	24,937	44%
2 bedrooms	30,993	18%	16,742	30%
3 or more bedrooms	139,551	79%	11,439	20%
Total	176,366	100%	56,147	99%

Table 31 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Together North Jersey Housing Baseline Assessment reported 17,184 housing units in Monmouth County are identified by the New Jersey Department of Community Affairs as Affordable Housing Developments. The types of units were broken down as follows

- Senior Citizen, 6,420 units
- Family, 3,711 units
- Special Needs, 435 units
- Mixed or unspecified, 1,342 units
- Local or County vouchers, 4,002
- State Vouchers, 1,274

Including vouchers, affordable units comprise 7.3% of Monmouth County Households. However affordable housing is not evenly distributed but tends to be concentrated in several municipalities. According to the Together North Jersey Housing Baseline Assessment Report 7.8% of total renters in Monmouth County are supported through Housing Choice Vouchers. Within the urban county municipalities, the largest concentration existed in Keansburg Borough where 24.0% of renters were reported to be receiving vouchers.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Public Housing agencies are committed to serving the needs of extremely low and low-moderate income households. No public housing agencies expect existing unit inventory to decline. All Section 8 contracts within Monmouth County are currently active. Some facilities do have pending Section 8 contract expiration dates in the fourth quarter of 2015.

Does the availability of housing units meet the needs of the population?

The demand for affordable housing units exceeds the supply. Existing wait lists for subsidized housing are often full, with new applications accepted very infrequently. Current estimates have waiting times for subsidized housing averaging approximately 5 years. Clients can remain on the wait list for years as housing turnover is very low. Wait times for Section 8 vouchers, while often shorter than for public housing units, can still be several years in length. According to the 2006-2010 CHAS data 71,718 households make less than 80% of Monmouth County AMFI: 25,455 (11% of total households) make 0-30% AMFI, 23,164 (10% of total households) make 30-50% AMFI, and 23,099 (10% of total households) make 50-80% AMFI. Households with income limitations are most in need of affordable housing options.

Approximately 11,467 homes in Monmouth County were damaged due to Superstorm Sandy. Of the 11,467 homes damaged, approximately 45.45% were homes of low-and-moderate income households. (NJ Department of Community Affairs, CDBG Grant Disaster Recovery Action Plan March, 2013). Recent reports indicate Monmouth County continues to experience rental vacancy rates of less than 5%. Superstorm Sandy not only increased the costs of rental housing, but also eliminated thousands of units, leading to the increased occupancy of remaining units.

Describe the need for specific types of housing:

According to the Together North Jersey Housing Baseline Assessment Report 37% of clasified affordable units (6,420 units) are designated for senior citizens; family units comprise 21.5% of the affordable housing stock (3,711 units). There are 72% more age-restricted affordable units in Monmouth County than family units. According to the 2006-2010 CHAS data, elderly (both renter and owner) have the highest number of households experiencing cost burdens. While this sector of the population is projected to increase over the next decade, there is still a considerable need for family housing. For those public housing authorities that provide family units, families with children make up the largest proportion of wait lists.

The most common housing problem in terms of sheer numbers is housing cost burdens, particularly those with housing cost burdens greater than 50% of income. The market needs more rental housing available to limited income households.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

According to the 2006-2010 American Community Survey, the median value of owner occupied housing units in Monmouth County was \$424,800, an increase of 65.2% from the year 2000, after adjusting for inflation. To compare, median contract rents increased 18.3% over the same time period. At the municipal level, median contract rents reported in the 2006-2010 ACS ranged from \$2,000 plus in Holmdel and Colts Neck, to \$625 in Hazlet. The cost of housing continues to increase, while the median household income in Monmouth County has declined 7% between 2000 and 2010. This disparity indicates an increased demand for affordable housing option

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,093	16.2%
\$500-999	20,447	36.4%
\$1,000-1,499	17,639	31.4%
\$1,500-1,999	6,162	11.0%
\$2,000 or more	2,806	5.0%
Total	56,147	100.0%

Table 33 - Rent Paid

Data Source: 2006-2010 ACS

Cost of Housing

Data Source 2000 Census, 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,133	No Data
50% HAMFI	10,961	3,057
80% HAMFI	26,853	7,319
100% HAMFI	No Data	16,025
Total	42,947	26,401

Table 34 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	961	1,135	1,410	1,955	2,299
High HOME Rent	961	1,099	1,321	1,517	1,673
Low HOME Rent	803	861	1,033	1,193	1,331

Table 35 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Analysis of U.S. Census data indicates the need for additional housing for low-income individuals. The reported 18.3% increase in median contract rent, combined with the 7% decline in median household income during the same time period, indicates a larger percentage of monthly income will be spent to maintain a steady living environment.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is likely to continue as an ongoing issue in Monmouth County. After Superstorm Sandy hit, Monmouth County experienced an increased need for rental housing to accommodate those that were displaced. An August 2014 report by the New Jersey Apartment Association indicated a 2.5% vacancy rate in Monmouth County. As rental unit supplies dwindled, demand increased, and so did monthly rents. A tight rental market provides limited options for displaced residents, as the rebuilding process takes longer than many expected. Between 2013 and 2014, the Median home value in Monmouth County has increased by 5.8% with 2015 forecast to bring additional price increases averaging 1.8%. According to the 2006-2010 American Community Survey the median housing value of an owner occupied home was \$424,800. Of the 176,366 owner-occupied housing units, 72% reported having a mortgage. The median monthly housing costs for owner-occupied units are \$2,575. Over 45% of Monmouth County homeowners pay more than 30% of household income towards monthly owner costs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Monmouth County’s median contract rent of \$1,100 (2013) is higher than the Low HOME rents for efficiency, one bedroom and two bedroom apartments. The higher advertised rents on vacant apartments reflect the need for more available affordable housing units.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Monmouth County does not have its own definition for “substandard condition” and “substandard condition but suitable for rehabilitation”. The state code governs all municipalities in New Jersey, and provides the following definitions:

Standard Condition: Properties which are in conformity with the standards of the international residential code (IRC) adopted by the state of New Jersey. IRC is one of the 9 building codes developed by the international code council and adopted for use state-wide

Substandard Housing: Units that do not meet local code standards for occupancy due to inadequate facilities, structural defects and or conditions that provide safe, decent, and sanitary housing.

Substandard but Suitable for Rehabilitation: Properties that are not in standard condition, but are structurally and financially feasible to rehabilitate. These properties have no serious structural deficiencies and the cost of rehabilitation to bring the property to code compliance does not exceed 75% of the appraised value of the property after rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	67,954	39%	26,920	48%
With two selected Conditions	774	0%	2,653	5%
With three selected Conditions	234	0%	121	0%
With four selected Conditions	0	0%	24	0%
No selected Conditions	107,404	61%	26,429	47%
Total	176,366	100%	56,147	100%

Table 36 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,082	9%	4,123	7%
1980-1999	54,510	31%	11,033	20%
1950-1979	74,064	42%	26,451	47%
Before 1950	31,710	18%	14,540	26%
Total	176,366	100%	56,147	100%

Table 37 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	105,774	60%	40,991	73%
Housing Units build before 1980 with children present	2,864	2%	99,030	176%

Table 38 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

No County-wide inventory of housing conditions has been completed. It was noted in the Together North Jersey Housing Baseline Assessment report in Monmouth County the rental housing stock is significantly older than the owner-occupied stock, reflecting the effects of local land use regulations: 40% of the owner occupied housing was built after 1980 as compared to 27.0% of the renter-occupied housing, and 27.5% of owner occupied housing was built before 1960 compared to 37.9% of rental occupied housing units.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Although lead-based paint was banned for use in residential structures after 1978 many older homes still contain lead hazards. Every county in New Jersey has more than 9,000 housing units built before 1950. In Monmouth County 20% of housing units were built pre-1950, and 63% were built prior to 1980. It is estimated that approximately 10,388 units within the Urban County are occupied by low-or-moderate income families that contain lead paint hazards.

The following 2006-2010 American Community Survey data sets were utilized to estimate the number of housing units containing lead-based paint hazards occupied by low or moderate income families

- Number of households whose income was below poverty levels
- Year structure was built by tenure
- 2006-2010 HUD CHAS data
- Monmouth County Department of Health records

Discussion

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

In addition to administering tenant-based vouchers, most of the municipal public housing authorities own and operate public housing units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,889			0	612	834
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

PHA owned housing facilities

A listing of public Housing Agency unit breakdown utilized for the market analysis.

Public Housing Agency	# of Units	Senior	Family
Asbury Park	586**	278	308
Belmar	50	50	n/a
Freehold Borough	85	47	38
Highlands	125	95	30
Keansburg	190	190	n/a
Long Branch	779*	334	445
Middletown	100	100	n/a
Neptune Township	300	180	120
Red Bank	90	50	40

* Upon completion of all construction and redevelopment of properties

** 123 family units slated for demolition, 73 vouchers issued to residents for relocation

Public Housing Discussion

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the Five Year Consolidated Plan the following unit changes were observed

of units/vouchers available

- Public Housing: 1,983
- Vouchers: 3,969 total (42 project based, 688 tenant based, 117 Veterans Affairs Supportive Housing, 612 Family Unification program, 834 disabled)

Despite these noted numerical changes, Monmouth County's FiveYear Consolidated Plan Marketing Analysis remains the same.

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Most Public Housing Authorities in Monmouth County are small in size, managing between 50-249 public housing units. Public housing units owned and operated by the authorities in Monmouth County have maintenance programs in place that ensure continued positive living experiences. Housing agencies distribute surveys to residents to document potential areas of concern, so action plans can be created to address suggested issues. Approved five-year action plans outline proposed construction upgrades for the next five-year period. The following table lists the most recent inspection scores for a portion of Monmouth County Public Housing complexes. Not all inspection scores were posted on the federal government database.

Public Housing Condition

Public Housing Development	Average Inspection Score
Asbury Park Village	48
Comstock Court	49
Dr. Robinson Tower	59
Lincoln Village	54
Lumley Homes	38
Washington Village	91
Belmar Plaza	89
Monmouth Court	90
Jennie Parker Manor	70
Ptak Towers	62
Granville Towers	80
Garfield Court	95
Hobart Manor	91
Kennedy Towers	81
Presentential Estates	90
Seaview Manor	79

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Monmouth County public housing agencies continue to consistently maintain units to ensure a safe living environment. Since 2005, the Long Branch Housing Authority has redeveloped 411 units of housing. Asbury Park is currently seeking finalized funding for the demolition of Boston Way Commons with the hope of constructing a mix of unit types on the property in the future. In December 2013, a groundbreaking ceremony was held at the site of the new John Knox Homes. The original 50 year old senior housing units will be replaced with 50 new energy efficient units within a gated community. All Davis Avenue residents will be moved into the new complex, each maintaining their original apartment number. Counselors will be on hand if the seniors need help.

With varying ages of public housing structures different maintenance needs can arise. Additional restoration and revitalization needs have included: unit modification to accommodate handicap accessibility, repair and replacement of heating delivery systems, replacement of roofs that are beyond their life cycle, replacement of outdated and unserviceable apartment windows, installation of fire safety measures, etc.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Within HUD approved PHA plans, Housing Authorities outlined strategies to adopt rental policies that support and encourage tenants to work. Authorities have helped residents establish and maintain resident councils to encourage better communication.

Several Housing Authorities have coordinated with county and municipal governments to coordinate transportation options for residents to local supermarkets.

The Long Branch Housing Authority in conjunction with the Long Branch Department of Recreation and Human Services hosts a college tour providing motivation to residents to further their education. On site community centers provide resident students homework help, SAT prep, computer instruction, and senior citizen programming.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Monmouth County homeless service system includes prevention service provided through community agencies, emergency shelter, transitional housing, and permanent supportive housing. Households experiencing homelessness may apply for services by going directly to the agencies providing assistance. Typically households must first seek assistance through the Monmouth County Division of Social Services, in order to identify, what if any, mainstream benefits they can qualify for.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	83	158	162	316	0
Households with Only Adults	21	0	18	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	15

Table 42 - Facilities Targeted to Homeless Persons

Data Source

Monmouth County Strategic Plan to Prevent and End Homelessness

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Individuals experiencing homelessness often have difficulty accessing and enrolling in mainstream resources, securing housing, and obtaining adequate healthcare. The Monmouth County homeless service system works diligently to connect homeless individuals and families with stable housing and appropriate services within the parameters of the available programs. The Homeless Management Information System (HMIS) is utilized to monitor program performance, identify system gaps, and provide background information about the homeless population accessing services in the community. Monmouth County Division of Social Services provides social services, child support and housing services, and determines financial eligibility for food assistance and medical assistance programs. The Monmouth County Strategic Plan to Prevent and End Homelessness outlines plans to strengthen the homeless service system through a centralized intake system allowing for efficient coordination between agencies.

A list of current services available to homeless in Monmouth County

- Case Management: Rapid re-housing participants receive training including money management, landlord/tenancy laws, training certification, GED, credit repair, etc
- Links to Substance Abuse Initiative, Behavioral Health Initiative, and the Legal Service Initiative
- The Monmouth County One-Stop Career Center, overseen by the Monmouth County Workforce Investment Board provides assistance to job seekers through employment counseling, skill and experience assessment, and literacy and vocational training. Staff coordinates with Workforce New Jersey helping social service clients find jobs so clients no longer require assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following lists provide a breakdown of homeless facilities and service programs available in Monmouth County.,

Emergency Shelters

- Monmouth County Adult Homeless Shelter: 21 beds, 21 residence units
- Family Promise Shelter: 14 beds, 5 residence units
- Laurel House Respite: 2 beds, 2 residence units
- Coffey Residence Respite: 1 beds, 1 residence unit
- Jersey Shore Rescue Mission: 27 beds, 27 residence units
- Freehold Clergy Association Shelter, Rotating Shelter (seasonal): 14 beds, 14 residence units
- 180 Turning Lives Around – Domestic Violence Safe House 25 beds, 7 residence units

Outreach

- Mental Health Association PATH Outreach Project Transition

Supportive Service

- Easter Seals
- Interfaith Neighbors Rental Assistance
- MCCD Rapid Re-housing Program
- MCDSS-SSH- Monmouth
- Mercy Center
- MHA Information & Referral
- SO SSVF Monmouth County
- The Center in Asbury Park
- VNA-MOCP Monmouth

Transitional Housing

- Monmouth Linkages: 84 beds, 24 residence units
- NJ Association of Corrections – Canright House: 18 beds, 18 residence units
- MNH Manna House: 31 beds, 10 residence units
- Jersey Shore Rescue Mission Monmouth Life Change 10 beds, 10 residence units
- 180 Turning Live Around Transitional Housing Program: 33 beds, 10 residence units

Permanent Housing

- CEC Monmouth Shelter Plus: 7 units
- Center Housing Asbury Park Permanent Supportive Housing: 25 units
- CSP Forensic Project: 4 units
- CSP Monmouth Long Term Support: 14 units
- CSP Monmouth Shelter Plus: 16 units
- ESNJ Raintree Monmouth BHS: 12 units
- ESNJ Tinton Woods Monmouth: 12 units
- HABcore 10 Bay Avenue: 4 units
- HABcore 12 Bay Avenue: 1 unit
- HABcore AP08 & AP99: 17 units
- Habcore AP11b: 1 unit
- HABcore River Street: 2 units
- HABcore Laurel Apartments: 2 units
- HABcore 2011 Leasing Program: 28 units
- HABcore Beachway: 22 units
- MCDSS Homeward Bound II: 14 units
- MCDSS Homeward Bound: 25 units
- MCDSS Lynsh's Lodging: 6 units

- MCDSS Ray of Light 1: 3 units
- MCDSS Ray of Light 2: 4 units
- MCDSS Ray of Light: 3 units
- MCDSS safe and Sound: 8 units
- MCDSS Housing with Dignity: 18 units
- AHA Park Avenue: 4 units
- OCEAN Inc. Monmouth Supportive Housing: 7 units
- OCEAN Inc. Monmouth Supportive Housing Phase 2: 7 units

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Persons with special needs include the Elderly/Frail Elderly, persons with disabilities (mental, physical, and developmental), persons with mental illness, persons with substance abuse problems, and persons with HIV/AIDS. In Monmouth County the count of the population requiring special housing options has not been specifically quantified. Individuals with special needs may also have very low incomes; therefore one can assert their housing needs may have been taken into account when estimating the needs of the County population with very low incomes.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

Housing needs and supportive needs for the elderly include:

- Home maintenance assistance
- Affordable, safe, and appropriate housing
- Adaptive modifications that allow them to remain in their homes as physical conditions change
- Medical and professional care
- Care facilities, personal care and assistance with daily living

Disabilities

Needs for persons with disabilities:

- Affordable safe and appropriate housing
- Home modifications programs
- Accessible housing
- Assistance with rent and security deposits
- Varying levels of supportive services
- Outreach to individuals who resist or cannot access the traditional mental health services system
- Transportation opportunities

Mental Health

The mental health screening units located in each of the hospital's emergency rooms are available to make assessments. The Monmouth County Division of Mental Health and Addiction Services provides a wide array of services including: information and referrals regarding the scope of mental housing services available, funding for the implementation and development of mental health programs, and planning, monitoring and advocacy activities on behalf of persons with mental illness. Currently, the Division of Mental Health and Addiction services is working to integrate GIS mapping applications,

available through the County website, to assist the public in finding specific locations for mental health and addiction services. The Monmouth County Children's Inter-Agency Coordinating Council fosters cross-system service planning for children with emotional, behavioral, and developmental and substance abuse service needs.

Addiction Services

Monmouth County has facilities located throughout the county providing residential, transitional and outpatient support to those affected with addiction. Individuals suffering from addictions need support and highly personalized services. Additionally, individuals suffering from addictions may have a need to be physically removed from previous triggers (people, places, and things). Housing is needed that allows this group to stabilize and find potential employment opportunities. Usually housing assistance is on a short-term basis

HIV/AIDS

The HIV/AIDS population requires stable permanent housing with accessibility to health networks. Additional needs can include supportive services like a case manager.

Public Housing Residents

Often public housing residents need assistance with connection to supportive services or community resources. Additional subsidies may be required to allow for quick stabilization on their own without relying on Section 8 or other project-based vouchers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hospitals and other institutions are invited to be participants within the Discharge Planning sub-committee of the Monmouth County Homeless System Collaborative. Monmouth County social services employees talk to social workers at the local hospitals, coordinating to establish strategies that will coincide with the central intake agency. Currently, the Division of Mental Health and Addiction Services is working to integrate GIS mapping applications, available through the County website, to assist the public in finding locations for mental health and addiction services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Linking with goals established during the Master Plan public meetings, Monmouth County will utilize more funds for housing rehabilitation programs. To help stretch limited funds further, more funding will be allocated to the Emergency Repair/Barrier Free Program. This program funds minor repairs to owner-occupied single family homes addressing emergencies or assisting with accessibility for disabled individuals. With an average cost of repairs ranging from \$2,000-\$4,000, allocated funds can be utilized to assist up to 50 households a year.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The Monmouth County Analysis of Impediments to Fair Housing Choice (2011) identified a variety of barriers towards affordable housing and residential investment. After an interactive and comprehensive process the following impediments were identified:

- Limitations of zoning and site selection: With individual municipalities controlling land use within their borders, the county only plays an advisory role. Monmouth County has 53 municipalities each with different development patterns, land uses, and zoning districts; specific impediments to fair housing may differ from one municipality to the next.
- Environmental issues and constraints: Monmouth County has little vacant land remaining suitable for development. Removal of environmentally constrained land from the vacant land inventory significantly raises the economic value of unconstrained lands. Additionally state and federal regulations limiting impervious cover and density further impact the cost and availability of land for residential development.
- High municipal property taxes: with the highest state and local tax burden in the nation, this cost is carried by property owners and renters leading to higher housing costs
- Gaps in transportation availability: In Monmouth County the largest concentrations of jobs are found primarily in suburban, auto-dependent municipalities.
- Limited resources and funding for programs promoting fair and affordable housing
- Limitations on fair housing data collection methods
- Lack of sufficient accessible housing units for the disabled
- Restrictive lending policies and practices
- Evolving New Jersey Fair Housing legislation: Uncertainty about the State's affordable housing legislation and municipal concerns about mandated requirements has had extremely negative effects on the amount of affordable housing units produced by municipalities.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The 2008 Recession significantly impacted the economic health of Monmouth County. According to the New Jersey Department of Labor and Workforce Development, the unemployment rate within the Urban County of Monmouth has fluctuated from a low of 4.9% in 2008 to a high of 8.9% in 2012. In 2014, Monmouth County's (not seasonally adjusted) unemployment rate has continued to decline with a September 2014 reported rate of 5.5%.

Year Unemployment Rate

2008	4.9%
2009	8.3%
2010	8.8%
2011	8.7%
2012	8.9%
2013	7.5%

The following figures outline current employment, labor force and educational attainment data which help determine the economic development priorities outlined within this Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	465	823	0	0	0
Arts, Entertainment, Accommodations	22,197	22,982	12	14	2
Construction	9,119	9,084	5	5	0
Education and Health Care Services	38,953	38,776	20	23	3
Finance, Insurance, and Real Estate	19,716	12,029	10	7	-3
Information	7,711	5,802	4	3	-1
Manufacturing	10,993	8,160	6	5	-1
Other Services	8,585	8,780	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	25,869	18,095	14	11	-3
Public Administration	404	761	0	0	0
Retail Trade	27,221	29,102	14	17	3
Transportation and Warehousing	7,596	4,987	4	3	-1
Wholesale Trade	12,422	8,406	6	5	-1
Total	191,251	167,787	--	--	--

Table 43 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	270,822
Civilian Employed Population 16 years and over	253,311
Unemployment Rate	6.47
Unemployment Rate for Ages 16-24	16.19
Unemployment Rate for Ages 25-65	4.31

Table 44 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	74,683
Farming, fisheries and forestry occupations	9,078
Service	18,174
Sales and office	42,837
Construction, extraction, maintenance and repair	18,462
Production, transportation and material moving	10,104

Table 45 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	131,404	55%
30-59 Minutes	58,505	25%
60 or More Minutes	47,824	20%
Total	237,733	100%

Table 46 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,413	837	5,171
High school graduate (includes equivalency)	46,889	3,869	16,836
Some college or Associate's degree	55,655	3,291	13,083
Bachelor's degree or higher	102,559	4,093	18,585

Table 47 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	718	1,771	1,731	2,343	4,654
9th to 12th grade, no diploma	4,517	1,604	2,218	5,754	7,492
High school graduate, GED, or alternative	10,851	10,653	17,487	39,533	25,468
Some college, no degree	14,269	8,762	12,489	28,522	11,006
Associate's degree	1,676	4,419	6,099	11,914	2,656
Bachelor's degree	5,442	15,811	24,309	38,793	9,722
Graduate or professional degree	347	6,654	12,440	27,494	8,035

Table 48 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,620
High school graduate (includes equivalency)	\$33,496
Some college or Associate's degree	\$44,003
Bachelor's degree	\$64,312
Graduate or professional degree	\$85,281
Data Source: 2006-2010 ACS in 2010 inflation adjusted dollars	

Table 50 - Educational Attainment: Median Earnings in the Past 12 Months Population 25 years and over

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Monmouth County are education and health care, retail trade, professional, scientific, management services, and arts, entertainment, and accommodations. The fastest growing industry over the past ten years is health care adding over 7,000 jobs within the County. Service industries round out the next four fastest growing county industries each adding around 2,000 to 3,000 employees in the last ten years: accommodation and food services, arts entertainment and recreation, and other services.

Describe the workforce and infrastructure needs of the business community:

The 2014-2017 Monmouth County Workforce Investment Board Strategic Plan stated the most impending need of the local business community is finding and retaining skilled workers, workers with a strong ethics, and basic skills. The 2013 Monmouth County Comprehensive Economic Development Strategy (draft) reported business owners discussed the need for continuous training including on-the-job and a lack of a focused, consistent workforce development initiative to specifically address industry needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The housing market crash led to a construction industry loss of almost 4,000 jobs in Monmouth County from 2002 to 2012. Additionally approximately 1,600 jobs were lost within the government industry classification which is directly linked to the closing of Fort Monmouth and relocation of services to Aberdeen Proving Ground, Maryland.

Recent redevelopment initiatives within Monmouth County include:

- Closure of Fort Monmouth and redevelopment of the property Once a major county employer (employing approximately 1,600), the base officially closed in September 2011 with the base functions permanently transferred to Maryland's Aberdeen Proving Ground. The Fort Property is comprised of 1,227 acres located within the borders of Tinton Falls, Eatontown, and Oceanport. The Fort Monmouth Economic Revitalization Authority (FMERA) officially controls the base property redevelopment.
- Redevelopment of former Anchor Glass Site: Current plans for the former Aberdeen industrial site call for a 110 room hotel, movie theatre, retail space with residential units above, and the remainder of the site residential units with a mix of townhouses and apartments. Of the 500 units proposed currently 110 would be designated as affordable housing units.
- Redevelopment of Lucent Site: The former Bell Labs complex in Holmdel township, was once an employer for thousands of engineers. Now current plans have it being redeveloped into a mix of offices, housing, and entertainment. Current plans have the project being anchored by 400,000 square feet of medical office space which can potentially lead to additional demand for other uses, i.e. retail, education, hospitality, and assisted living space on the 472 acre property.
- Memorial Sloan Kettering is currently in the final stages for its plans to open a 285,000 square foot facility in Middletown. The new facility is expected to bring approximately 280 new jobs in the County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Monmouth County residents have achieved a high level of educational attainment making for a highly skilled local labor force. With the Health Care and Social Assistance serving as the largest employment sector, educational levels typically required for these occupations range all the way from on-the-job training to PhD. The Monmouth County CEDS report listed the following health related occupations with the most listings during the 2013 study period: Registered Nurse and Physical Therapists. The industries with the most occupational listings included Ambulatory Care Services and hospitals.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Monmouth County Workforce System, including the Monmouth County One Stop Career center is operated under the auspices of the Monmouth County Board of Chosen Freeholders and overseen by the Workforce Investment Board of Monmouth County. The fastest growing industry over the past ten years is *Health Care and Social Assistance*. This industry has added over 7,000 jobs in the county, almost a 21% increase. The next fastest growing industries are service related industries within the *Accommodation and Food Services, Arts, Entertainment and Recreation, and Other Services*. These industries each added approximately 2,000-3,000 employees over the last ten years. The WIB and Brookdale Community College have focused additional training to clients for potential jobs within the Health Care Sector.

The Workforce Investment Board works to establish strategies matching job seeker skills to the industries that will provide the most efficient use of resources.

Efforts to encourage active participation within the workforce helps in both the economic development objectives and helping people become stable and established within housing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The current draft of the Comprehensive Economic is awaiting review by the U.S. Department of Commerce, Economic Development Administration.

Monmouth County Master Plan: Monmouth County is currently commencing with the third comprehensive update to the Master Plan of Monmouth County. While recognizing that individual municipalities are established and aspire to maintain and enhance their identities, this plan focuses on redevelopment, revitalization, and rediscovery of Monmouth County communities. The County seeks to integrate goals and initiatives from all aspects to establish a comprehensive format that can be integrated into future five-year comprehensive planning efforts.

Façade Improvement: The Monmouth County Board of Chosen Freeholders established the Grow Monmouth Façade Improvement Program providing businesses with funds to assist with the improvement of facades and the replacement of deteriorated or poor quality commercial signs and awnings. This initiative encourages the visual improvement of storefronts, enhances the local streetscape, reduces vacancies in commercial buildings, expands worker and shopper populations in commercial business districts, strengthens the character of historic buildings, and provides a catalyst for others to improve their buildings signs and awnings.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purpose of this analysis, the percentage of households with multiple housing problems must equal or exceed the County's percentage by at least 20 percentage points.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purpose of this analysis, the percentage of minority concentration (racial and ethnicity) of a census tract must equal or exceed the County's percentage by at least 20 percentage points in order to qualify as an area of race or ethnic concentration. According to the 2010 census data, 10 census tracts in Monmouth County have a Black/African American Concentration greater than or equal to 27.4% of the total population

- Four designated Asbury Park tracts qualify (out of a total of 5)
- Five designated Neptune Township census tracts qualify (out of a total of 8)
- One designated Long branch census tract qualifies (out of a total of 8)

In terms of ethnicity eleven census tracts qualify as Hispanic concentrated. Freehold Borough is the only municipality in the County in which all census tracts qualify as ethnically concentrated. Five of the eight Long Branch census tracts qualify. The final two concentrated tracts are located in Red Bank (1 tract) and Asbury Park (1 tract).

HUD considered an area to be of low-and-moderate income concentration when 51% of the residents in that area meet the definition of low-or-moderate income (80% of county median). In Monmouth county less than one quarter of all block groups fall within this category. Municipalities in the Bayshore and Coastal regions have more areas of low-and-moderate income concentration than the rest of the county. Concentrations of low income households are found in census tracts within the following municipalities: Freehold Borough, Neptune Township, Neptune City Long Branch, Asbury Park, Keansburg, Union Beach, Red Bank

What are the characteristics of the market in these areas/neighborhoods?

In general areas with concentration of low income households have a higher density, older housing stock. In addition, for communities located in the Bayshore and Coastal Regions, these areas were significantly affected by Superstorm Sandy. The attached table lists market characteristics for identified Monmouth County municipalities whose census data reports the highest concentrations of African Americans, Hispanics, and low income households.

Are there any community assets in these areas/neighborhoods?

A major asset to these areas is their location along transit routes to major employment and commercial centers. Asbury Park, Long Branch and Red Bank all have train stops on the North Jersey Coastline, providing direct access to Newark, and New York Penn Station. The Freehold Borough bus station provides connections to towns along Route 9, Newark Liberty International Airport, and the Port Authority Bus Terminal in Midtown Manhattan. Neptune Township is serviced by Coastline trains at the Bradley Beach train station. Keansburg and Union Beach have rail access at the Hazlet and Matawan/Aberdeen stations, and highspeed ferry service access in nearby Bayshore communities.

New redevelopment projects continue to emerge in Asbury Park bringing new businesses and residential opportunities. The opening of Springwood Center marked the first step in redevelopment of the Springwood Avenue Corridor. Future plans for the area include development of a park, residential and commercial units, and an arts center incorporating a performance theatre, restaurant, and office space.

Long Branch officials are taking steps towards achieving Transit Village designation from the New Jersey Department of Transportation and NJ Transit. Zoning changes extending a quarter mile east and west of the station, permit a mixed use of retail, office, residential, public and open spaces. The development of the city's downtown is moving forward with two new businesses starting construction within this long-stalled corridor. Recently the Long Branch Board of Education, voted in favor of accepting a bid for the purchase of the West End School, by the New Jersey Repetory Company, a professional, non profit theatre company.

In Freehold Borough, the Freehold Center Management Corporation DBA Downtown Freehold manages the borough's special improvement district. Through collaborations with community business owners and residents, this non profit encourages downtown renewal through fostering economic development, encouraging revitalization, and preserving the downtown's historic past.

In Red Bank, downtown revitalization began in the early 1990's, with the establishment of the *Red Bank RiverCenter* organization. RiverCenter retains authority over the management and redevelopment of a defined central business district. A recent new project includes a mixed-use artist loft project on a former lumberyard site called West Side Lofts. Once completed, this project will include 92 rental units, 13,000 square feet of retail space, parking garage, and 6 live/work artist lofts.

Keansburg, with over two miles of dunes and beachfront, contains the longest stretch of publicly accessible waterfront in all the Bayshore municipalities. The Keansburg Amusement and Runaway Rapids Waterpark attracts visitors from all over the region during the summer months. Neighboring Union Beach, offers abundant public space along its waterfront in the newly constructed Waterfront Park.

Are there other strategic opportunities in any of these areas?

New plans and local initiatives continue to present new ideas for the redevelopment and overall of these areas.

A recent report *Connecting Community Corridors: Monmouth County* recommended the establishment of a walkable, mixed-use corridor connecting Asbury Park, to Bradley Beach and Neptune Township. This concept plan, seeks to connect the area around the Asbury Park redevelopment area to active efforts along Cookman Avenue and Springwood Avenue.

The *Neptune Strategic Revitalization Plan* establishes a township-wide vision for the future physical and economic revitalization of Neptune’s neighborhoods. Discussed strategies include rehabilitation of housing within existing neighborhoods, creation of new residential housing, expansion and improvement of existing businesses, development of new business opportunities, and creation of new community facilities.

Union Beach and Keansburg continue to rebuild after the devastation due to Superstorm Sandy. More than 80% of homes in Union Beach flooded with at least two feet of water. Additionally, Union Beach lost four firehouses, an ambulance squad, school facilities, and a fleet of emergency vehicles. Currently almost 300 homes have been demolished and 160 are under construction, and 115 homes are planned to be elevated. In 2006, Keansburg adopted a redevelopment plan encouraging revitalization and investment within the town's commercial areas. The Main Street corridor has plans for development of a node and activity center, additional housing units, revitalization of commercial businesses, and necessary utility and infrastructure upgrades.

	Asbury Park	Freehold Borough	Keansburg	Long Branch	Neptune Township	Red Bank	Union Beach
Number of Households	6,738	3,879	3,997	11,976	11,234	5,314	2,098
Median Household Income	\$32,695	\$55,248	\$43,162	\$50,956	\$62,674	\$62,143	\$66,419
% of Housing Units Vacant	19.4%	4.8%	8.6%	16.7%	14.4%	10.7%	0.9%
% of Housing Units Owner Occupied	17.5%	52.1%	50.3%	33.0%	57.5%	42.3%	86.4%
% Housing Units Renter Occupied	63.2%	43.1%	41.1%	50.3%	28.3%	46.9%	12.7%
Median Year of Construction	1958	1957	1957	1966	1960	1948	1955
% of units built before 1979	82.7%	82.9%	80.0%	69.2%	79.1%	1948	84.6%
Source American Community Survey 2008-2012							

Table 51 - Market Analysis: Identified Monmouth County Municipalities

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following is the County of Monmouth's Strategic Plan outlining the investment of its CDBG, HOME, and ESG funds during the 2015-2020 time period. This Consolidated Plan outlines specific priorities, influencing the allocation of funds to programs and projects. Established priorities are based on the previous needs assessment, market analysis, and specific program eligibility requirements. Monmouth County prioritizes projects and programs that have significant long term impacts on low-and-moderate income residents and helps address federal, state and local priorities such as fair housing choice and sustainability.

Estimated funding allocations discussed within goals section of the strategic plan section, were determined by extrapolating FY2015 project expenditures for the length of the five year plan. Each year the the priorities and goals discussed within the five year plan will be reviewed and funds reallocated as necessary.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

1	Area Name:	Monmouth County
	Area Type:	Urban County
	Other Target Area Description:	Urban County
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The County will encourage public investments in County recognized “growth areas” that support economic development and redevelopment. A priority will be to allocate funds that support additional investments in these 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.

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.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Unaccompanied Youth Elderly Frail Elderly
	Geographic Areas Affected	Urban County
	Associated Goals	Homeownership Owner-occupied Housing Rehabilitation Affordable Rental Housing
	Description	Rehabilitation and construction of both owner-occupied and rental housing units at suitable sites throughout the entire county
	Basis for Relative Priority	The long waiting lists for housing vouchers, the low vacancy rates for all rental units, and the continued high cost of living within both Monmouth County and the state of NJ indicate a need for more affordable housing units.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Urban County
	Associated Goals	Public Facility Improvements
	Description	Assist low-and-moderate income concentrated census block groups with improvements, construction, or acquirement of public facilities (e.g. historic preservation, parks/public spaces, health facilities, senior & public facilities, etc)
	Basis for Relative Priority	Low and moderate income neighborhoods tend to lack neighborhood facilities or have aging and/or substandard public facilities which can require safety and/or accessibility upgrades.
3	Priority Need Name	Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Urban County

	Associated Goals	Public Facility Improvements Infrastructure Improvements
	Description	Assist low-and-moderate income concentrated census block groups with public infrastructure improvements (e.g. water/sewer improvements, flood drains, sidewalk and road improvements, curb ramps, etc)
	Basis for Relative Priority	Damage from Hurricane Sandy caused severe infrastructure damage to Coastal and Bayshore Communities. Repairs on aging infrastructure causes stress on municipal budgets which have been declining in recent years, linked to declines in local ratables.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Urban County

	Associated Goals	Public Services
	Description	Assist non-profits who provide necessary public services to eligible populations throughout the County
	Basis for Relative Priority	In a time of shrinking resources and growing needs, Monmouth County undertands the solution is using the available resources in a more strategicallyh targeted fashion to increase effeciveness and efficiency.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents veterans
	Geographic Areas Affected	Urban County
	Associated Goals	Economic Development
	Description	<ul style="list-style-type: none"> • Assist business improve exterior façades • Assist in job creation and retention • Promote Monmouth County as a place to open and expand businesses
	Basis for Relative Priority	The first step to getting people out of poverty is providing employment opportunities and connections.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Recent local real estate reports indicate low vacancy rates of rental housing, the high costs of available housing within the County, limited units available for households earning less than the median income, difficulty in obtaining a mortgage, slow income growth
TBRA for Non-Homeless Special Needs	Low vacancy rates in County rental housing, the high overall costs of housing within the County, few units available for households on limited income, a growing senior population, limited funding for transportation assistance to connect households with every-day needs
New Unit Production	Limited number of affordable units available (both rental and home ownership), slow income growth, growing elderly and special needs population. Future expenditure of HOME funds will include an analysis of the proposed project's housing market to determine proposed projects are appropriate at the place level
Rehabilitation	Market data and recent news stories indicate the growing occurrence of vacant and decaying buildings linked to both the destruction of Superstorm Sandy, and the high occurrence of housing in the urban county constructed prior to 1970. Lower income homeowners are cost burdened and do not have the financial means necessary to make improvements.
Acquisition, including preservation	High land and construction costs, zoning and permit requirements can warrant the need for developers to request supplemental government funding to acquire land for the construction of affordable housing in Monmouth County.

Table 54 – Influence of Market Conditions

Demographics

Between 2000 and 2010, 20 of the county's 53 municipalities grew in population, while 33 reported a loss. A significant portion of Monmouth's population growth during the last decade was concentrated within the following municipalities: Manalapan, Freehold Township, Marlboro, Tinton Falls, Upper Freehold and Howell. The 2000's marked the first decade in over 50 years in which New Jersey's compound annual growth rate (0.40% per year) was faster than Monmouth County's (0.24% per year)

Median Income

According to the 2000 Census the median household income was \$64,271. Adjusted to 2010 dollars, the median household income for Monmouth County was \$88,386. The 2006-2010 American Community Survey reported the median household income for Monmouth County as \$82,265 a change of -7%

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Resources For FY 2015 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

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,359,980	40,000	0	2,399,980	9,599,920	Anticipated program income stream dependent on repayment of housing improvement program loan repayments. Homeowners required repaying 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: \$		
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	4,305,952	Anticipated program income stream dependent on repayment of housing improvement program loan repayments. Homeowners required repaying 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	821,244	classified as HESG within the IDIS system

Table 55 - Anticipated Resources

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 Matching funds are to be identified on an individual project basis. Sources include donated land, reduced taxes in the form of PILOT (payment in lieu of taxes), required infrastructure, etc. Nonprofit developers such as Habitat for Humanity and Interfaith Neighbors contribute volunteer labor and discounted and/or donated materials to decrease costs of development. These contributions can be counted towards match requirements.

Required ESG match is to be provided by the State of New Jersey SSH (Social Services for the Homeless) funding. For FY2015 (7 /14-6/15) Monmouth County received \$894,282. Additionally, Monmouth County owns two homeless shelter facilities and provides allocated funds towards annual operations.

While CDBG funds do not require match, municipalities generally leverage CDBG funds by providing significant local and/or state resources to supplement grant dollars.

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

Community Development Block Grant funds will be provided to municipalities to upgrade public facilities, including senior centers and parks. These investments will help to improve access to these facilities for the elderly and disabled residents, and safer parks and recreation facilities for low-and-moderate income residents.

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

Monmouth County owns two properties currently in use as homeless shelters/transitional housing facilities. Both of these facilities apply funding through the emergency solutions grant program.

Thorough contracts with nonprofit service providers, these county facilities serve a vital role within the County's Continuum of Care homeless system. The Easter Seals of New Jersey Monmouth County Homeless Shelter provides 30 days of emergency shelter for up to 21 adults, 12 men and 9 women deemed homeless by Monmouth County Division of Social Services. From January 2008-May 2013, the Monmouth County Homeless Shelter served 1,238 unduplicated homeless adult residents. Formerly located on the base of Fort Monmouth, the Monmouth County homeless shelter has been temporarily relocated to the John. L. Montgomery Nursing Home in Freehold, due to Superstorm Sandy. All referrals to the shelter are contingent upon the applicant being a resident of Monmouth County for at 30 days prior to the referral being made, possession of a valid photo id, and pass a criminal background check.

Linkages transitional housing program in Tinton Falls, has eighty four beds a provides transitional housing services for families at risk. In 2011 Catholic Charities was awarded the contract to provide the programming component of the Linkages program. Linkages has the capacity to house and provide services to 29 families (approximately 100 individuals). The setting is a 10 acre site, located in Tinton Falls. The site consists of renovated motels, cottages, townhouses, and apartments. Between August 2011 and August 2014, Linkages assisted over 52 families or 162 individuals. The goal of this program is to provide homeless families referred by Monmouth County Division of Social Services with the training and support through intensive programming that will lead them towards independent living in the community. Linkages provides two levels of services available from 18 to 24 months, for families of various sizes.

Discussion

Despite the continual decreases in allocated funding from Congress, 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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MONMOUTH COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
ASBURY PARK	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	
LONG BRANCH	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MIDDLETOWN TOWNSHIP	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
HIGHLANDS HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
LONG BRANCH PUBLIC HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
KEANSBURG HOUSING AUTHORITY		Public Housing	Jurisdiction
TOWNSHIP OF ABERDEEN			
BOROUGH OF ALLENHURST			
BOROUGH OF ALLENTOWN			
BOROUGH OF ATLANTIC HIGHLANDS			
BOROUGH OF AVON BY THE SEA			
BOROUGH OF BELMAR			
BOROUGH OF BRADLEY BEACH			
BOROUGH OF DEAL			
BOROUGH OF EATONTOWN			
BOROUGH OF ENGLISHTOWN			
BOROUGH OF FAIR HAVEN			

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BOROUGH OF FARMINGDALE			
BOROUGH OF FREEHOLD			
TOWNSHIP OF FREEHOLD			
TOWNSHIP OF HAZLET			
BOROUGH OF HIGHLANDS			
TOWNSHIP OF HOWELL			
BOROUGH OF KEANSBURG			
BOROUGH OF KEYPORT			
BOROUGH OF LAKE COMO			
BOROUGH OF LOCH ARBOUR			
TOWNSHIP OF MARLBORO			
Borough of Matawan			
Borough of Manasquan			
TOWNSHIP OF MILLSTONE			
TOWNSHIP OF NEPTUNE			
BOROUGH OF NEPTUNE CITY			
BOROUGH OF OCEANPORT			
TOWNSHIP OF OCEAN			
BOROUGH OF RED BANK			
BOROUGH OF SEA BRIGHT			
BOROUGH OF SEA GIRT			
TOWNSHIP OF SHREWSBURY			
BOROUGH OF SPRING LAKE			

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Borough of Spring Lake Heights			
BOROUGH OF TINTON FALLS			
BOROUGH OF UNION BEACH			
TOWNSHIP OF WALL			
BOROUGH OF WEST LONG BRANCH			

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Monmouth County Division of Planning's, Office of Community Development is the lead agency for carrying out the activities described within this Five-year Plan. As a local unit of government, Monmouth County has the power to apply for and administer particular types of grants. Monmouth County distributes CDBG funds to communities in the designated Urban County based on applications it receives from local municipalities opting to participate within the County's CDBG program.

In 2015 the County established a Consolidated Plan Implementation Committee, whose intent will be to guide the development of future Consolidated Plans and Annual Action Plans in a manner consistent with achieving the goals and objectives of the Monmouth County Master Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	

Supportive Services			
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Non-profit service providers play a pivotal role in the implementation of the County’s Plan to End Homelessness and the Five-year Consolidated Plan. The comprehensive services these organizations provide address the needs of individuals and households seeking to end homelessness and become self-sufficient, or who require supportive housing.

One of the major goals of the Monmouth Homeless Collaborative is to strengthen the existing homeless service system. Given the current economic climate and scarce federal resources, the existing system must be used more effectively to assist households experiencing homelessness in obtaining permanent stable housing. An effective homeless service system has a clear path into services and ultimately a system into permanent housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system could benefit from improvements to the following areas: better coordination between agencies providing services; reducing duplication of services; reduction in time required to exit homelessness; additional monitoring of program successes

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Monmouth County seeks to establish a system to not only end homelessness for households currently experiencing homelessness, but designing a system capable of quickly responding to emergency needs and providing the right level of intervention needed to stabilize households in need.

Ways to strengthen the homeless service system:

- Establishment of a centralized intake
- Prevention
- Diversion
- Emergency Shelter
- Transitional Housing

- Permanent Housing

Improve access to services by

- Developing a benefits navigator/initiative
- Facility identification and document recovery
- Identify and fill current gaps in services
- Develop wrap-around healthcare services
- Integrate standardized life skill services into agency
- Develop a community based transportation system

Discharge Planning

- Develop a taskforce to address discharge planning issues
- Create discharge planning oversight position
- Establish minimum discharge plan requirements
- Develop training protocol

Education and Advocacy

- Develop public awareness campaign
- Educate about cost effectiveness of ending homelessness
- Create education opportunities for those seeking assistance
- Develop public policy campaign

SP-45 Goals - 91.415, 91.215(a)(4)

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: \$2,071,220 ESG: \$500,000	Rental units constructed: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
2	Homeownership	2015	2020	Affordable Housing	Monmouth County	Affordable Housing	HOME: \$3,311,220	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 125 Households Assisted
3	Infrastructure Improvements	2015	2020	Non-Housing Community Development	Monmouth County	Infrastructure Improvements	CDBG: \$3,475,940	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 32500 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 Infrastructure Improvements	CDBG: \$3,916,820	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
5	Owner-occupied Housing Rehabilitation	2015	2020	Affordable Housing	Monmouth County	Affordable Housing	CDBG: \$4,562,140	Homeowner Housing Rehabilitated: 400 Household Housing Unit
6	Public Services	2015	2020	Non-Housing Community Development	Monmouth County	Public Services	ESG: \$526,555	Homeless Person Overnight Shelter: 15000 Persons Assisted Homelessness Prevention: 150 Persons Assisted
7	Economic Development	2015	2020	Non-Housing Community Development	Monmouth County	Economic Development	CDBG: \$45,000	Businesses assisted: 25 Businesses Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	Housing production projects: County contracts with nonprofit and for-profit developers to provide stop gap funding to construct affordable rental housing
2	Goal Name	Homeownership
	Goal Description	Providing low-and-moderate income residents with opportunities for home ownership through development subsidies to nonprofit and for-profit developers of affordable for-sale housing, and direct down payment assistance to eligible home buyers.
3	Goal Name	Infrastructure Improvements
	Goal Description	Assist low and moderate income concentrated neighborhoods with public infrastructure improvements (e.g. water/sewer improvements, flood/drainage improvements, sidewalk, and road improvements, curb ramps, etc. Additionally, projects funded towards achievement of this goal will help all residents of Monmouth County, despite specific household income classifications.
4	Goal Name	Public Facility Improvements
	Goal Description	Assist low-and moderate-income concentrated neighborhoods with improvements, construction, or acquisition of public facilities (e.g. historic preservation, parks/public spaces, health facilities, senior centers, etc. Additionally, projects funded towards achievement of this goal will help all residents of Monmouth County, despite specific household income classifications.
5	Goal Name	Owner-occupied Housing Rehabilitation
	Goal Description	Expansion of Emergency Repair/Barrier-free program to help more clients. This program provides funding towards minor repairs in owner-occupied single-family homes addressing emergency conditions or assists with accessibility for disabled.
6	Goal Name	Public Services
	Goal Description	Assist non-profits who provide necessary public services to eligible target populations

7	Goal Name	Economic Development
	Goal Description	Assist in job creation/training opportunities; assist in advertising Monmouth County as a good place to open a business, assist small businesses to improve exterior facades.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Projects funded by the HOME grant allocation include: affordable housing production, the First Time Homebuyer Program, and the Tenant-Based Rental Assistance Program. Annually, through these three programs, County staff assists approximately 100 low-and-moderate income households. Over the five years address within this Consolidate Plan, the County estimates providing affordable housing opportunities to approximately 500 households.

If Monmouth County receives additional allocations of funds, project applications will be reviewed for additional grant allocations.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary
Compliance Agreement)**

not applicable

Activities to Increase Resident Involvements

Resident Advisory Boards (RAB) within Monmouth County public housing facilities, regularly meet encouraging resident involvement in the housing authorities operations and planning. Meeting minutes of RAB are posted online along with budgets and audit reports. Community meeting rooms allow for residents to gather for various events e.g. bingo, homework help, local health fairs, picnics, etc.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NOT APPLICABLE

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The Monmouth County Analysis of Impediments to Fair Housing Choice (2011) identified a variety of barriers towards affordable housing and residential investment. After an interactive and comprehensive process the following impediments were identified:

- Limitations of zoning and site selection: With individual municipalities controlling land use within their borders, the county only plays an advisory role. Monmouth County has 53 municipalities each with different development patterns, land uses, and zoning districts; specific impediments to fair housing may differ from one municipality to the next.
- Environmental issues and constraints: Monmouth County has little vacant land remaining suitable for development. Removal of environmentally constrained land from the vacant land inventory significantly raises the economic value of unconstrained lands. Additionally state and federal regulations limiting impervious cover and density further impact the cost and availability of land for residential development.
- High municipal property taxes: with the highest state and local tax burden in the nation, this cost is carried by property owners and renters leading to higher housing costs
- Gaps in transportation availability: In Monmouth County the largest concentrations of jobs are found primarily in suburban, auto-dependent municipalities.
- Limited resources and funding for programs promoting fair and affordable housing
- Limitations on fair housing data collection methods
- Lack of sufficient accessible housing units for the disabled
- Restrictive lending policies and practices
- Evolving New Jersey Fair Housing legislation: Uncertainty about the State's affordable housing legislation and municipal concerns about mandated requirements has had extremely negative effects on the amount of affordable housing units produced by municipalities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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, non profit 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 opportunities 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.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Homeless outreach is conducted through a variety of groups and services located throughout the County. For individuals living on the street, the food pantries and soup kitchens are the most consistent means of locating clients and addressing individual needs.

The creation of a single point of entry into homeless services (Centralized Intake System), and a Housing Placement Agency (primary point of exit out of a system) will streamline access to services, enhance system monitoring and accountability, and develop a comprehensive understanding of the homeless needs within the community. The centralized entry system will transform homeless services within Monmouth County to a system and client focused approach that relies on coordination and collaboration between community agencies, local governments and other key stakeholders.

A successful implementation of a Centralized Intake System will enable the following

- A clear understanding of the full scope of need
- Systematic oversight over the movement of households through the system
- Assessment of household needs
- Connection of households to appropriate services based on assessed needs
- Increased system accountability
- Easy access to system services for households in need and agencies working to connect households in need.

This movement towards a systems view and understanding of resources within that context will be enhanced through the development of an open HMIS system. Within this system multiple programs may interact with households at the same time, all working towards the goal of housing stabilization.

A successful homeless outreach effort begins with effective data collection. To aid in the data collection process for the state's 2014 Point-In-Time homeless person count, Monarch Housing Associates provided each NJ County with in-person training, online video and print training guides, a practice online survey tool, and technical assistance to aid in the data collection process for the state's 2014 Point-In-Time homeless person count. Trained interviewers surveyed the unsheltered homeless through special outreach teams and completed street based counts

Addressing the emergency and transitional housing needs of homeless persons

Current HMIS data indicates that very few people in emergency shelters move on to the more intensive services provided through transitional housing programs. The Monmouth County Strategic Plan to Prevent and End Homelessness evaluated the current roles of emergency shelters and established a plan in relation to the community goals of ending homelessness. Currently there are 89 beds for emergency shelter in addition to hotel and motel placement by agencies.

The Monmouth County Homeless Collaborative plan has outlined several strategies to strengthen the homeless service system overall. Emergency shelter programs will continue to be responsible for providing shelters to homeless households through referrals by the centralized intake agency. Case management staff must complete a full assessment once a household is admitted to a shelter, entering the information into HMIS. Within 5 sheltered days, the household must be connected with the Housing Placement Agency for the development of an Individualized Housing Stabilization Plan. The driving force behind services provided to the household, the Housing Stabilization Plan will identify specific steps to be taken assisting the household towards obtaining permanent housing placement. These proposed strategies will:

1. Develop standard assessment tools used to determine specific barriers to housing
2. Create Emergency Shelter written standards
3. Assist shelter programs in developing the capacity to meet new system requirements.

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.

An effective homeless service system has a clear path into services and ultimately out of the system into permanent housing. The creation of a centralized entry system will transform homeless services within Monmouth County to a system and client focused approach that relies on coordination and collaboration between community agencies, local government, and other key stakeholders.

Access to services will begin with connection to the Centralized Intake Agency. After completing the intake and assessment, households will be referred to the appropriate program through HMIS. This systems view will allow case managers to work collaboratively to assist households in successfully accessing permanent housing as quickly as possible.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Homeless Services Collaborative has formed a Discharge Planning Sub-Committee to implement a comprehensive approach to discharge planning and facilitate entry into the services continuum. For those being discharged from institutions, seamless connection to available social services is vital for successfully avoiding homelessness. Planning is still underway.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Monmouth County Health Department is the lead agency for lead-based paint testing, education and prevention, continuing its work to identify homes with lead-based paint and help homeowners remediate any problems. Through the Lead Education/Outreach (LEO) Program, the County Health Department provides homeowners, landlords and renters with a free lead dust wipe kit and/or EPA-approved lead spot test kit. If a lead hazard is identified, an LEO program representative can assist households in applying for Lead Hazard Control Assistance funds to remediate the problem. Through a grant from the New Jersey Department of Health and Senior Services the County Health Department conducted lead poisoning prevention, outreach, and education to child care centers, healthcare providers and parents.

According to the State of New Jersey 2012 Lead Poisoning Control Report, 38 children (out of the 8,578 children tested in Monmouth County) reported Elevated Blood Lead Levels (EBLL), higher than the Center of Disease Control mandates of 10 Mg/dL. In fiscal year 2013, 30 cases EBLL cases were referred to the Monmouth County Department of Health, 16 required an investigation and 8 cases required abatement.

In 2009, the DCA conducted a needs assessment for lead poisoning prevention education and services in the central region of New Jersey and developed a county specific, five-year strategic plan for the Central Region of New Jersey to reduce the incidence of childhood lead poisoning. Additionally, lead based paint hazard reduction has been integrated into the County's housing policies and programs:

- All homes in the Housing Improvement program are subject to lead testing. Lead paint hazard reduction is an eligible activity for funding.
- If the home tests positive, lead-based paint intervention is undertaken during the rehabilitation of the home.
- As part of the inspection process for the First Time Homebuyers Program, units built before January 1, 1978 will be inspected for Lead-Based paint. Monmouth County Community Development staff will perform a visual assessment. If any indication of lead-based paint is found, the house will fail inspection. Lead-based paint remediation must comply with the guidelines established by the United States Department of Housing and Urban Development. All repairs must be completed prior to closing

How are the actions listed above related to the extent of lead poisoning and hazards?

Through advanced outreach initiatives from the Monmouth County Health Department, more children are getting tested each year. Correspondently, fewer children are being reported with elevated blood lead levels. Education and awareness provide the largest impact towards decreasing the extent of lead poisoning and hazards. The municipalities that have seen the greatest incidence of lead-based paint poisoning include:

- Asbury Park
- Long Branch
- Neptune Township

- Red Bank
- Keansburg

These municipalities are older and more built-out with almost 80% of all occupied housing units built before 1980. On average 76% of all rental units within the five listed municipalities were built before 1980. HOME funds have been allocated towards increasing the number of safe rental properties within these areas

How are the actions listed above integrated into housing policies and procedures?

Monmouth County will continue to monitor homes eligible for funding and promote the use of Housing Improvement Funds for lead based paint abatement.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty serves as a function of income, which is directly related to education, job training and employment. Monmouth County continues to address the needs of its citizens who live at or below the poverty level.

- The Workforce Investment Board (WIB) under the jurisdiction of the County's Division of Employment and Training. Board members represent local businesses and social service organizations serving low-income families and individuals that are under employed or unemployed. The 2014-2017 Strategic plan discussed continued efforts to realign services to not only assist the long-term unemployed who have multiple barriers to overcome, but also those who were recently dislocated or under-employed.
- Brookdale Community College collaborates with the Workforce Investment Board and local employers providing education and training opportunities for unemployed/underemployed individuals.
- The Monmouth County one-stop career Center (Division of Employment and Training) helps people at all income find a job. Training sessions and career counselors assist people find employment or advance marketable skills.
- The Monmouth County Vocational School District offers adult education programs to County residents at affordable prices.
- The Monmouth County Division of Economic Development continues its efforts to retain and grow businesses within Monmouth County through programs, advertising, and data collection.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Facade Improvement Program was designed to improve the curb appeal of small businesses located in CDBG-eligible low-and-moderate income neighborhoods. The program encourages business upgrades to make shopping and dining at these establishments more appealing to local residents as well as patrons from surrounding areas. Since these businesses typically hire employees residing in the neighborhoods being served, unemployment and underemployment in the areas may be reduced. Since this low income cohort is more likely to be housing-cost burdened, investment in businesses in these areas may lead to increased housing stability.

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.

SP-80 Monitoring - 91.230

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

The Monmouth Community Development staff will be responsible for monitoring sub-recipients and sub-grantees that are awarded grants. Staff will ensure that the purposes and objectives of the Community Development Block Grant Program, HOME Investment Partnership, and the Emergency Solutions Grants are met. County staff has established monitoring standards and procedures ensuring activities progress in accordance with established schedules in a timely manner.

Monitoring is accomplished through ongoing telephone and e-mail contact with the sub-recipients, submission of monthly project status reports, and on site monitoring. The monitoring process helps to further projects by:

1. Providing technical assistance to expand the capacity of sub-recipients;
2. Providing guidance to ensure projects are carried out in a timely manner; and
3. Identifying potential concerns and taking an active role in problem resolution.

For all activities the Monmouth County Department of Community Development will conduct a full evaluation that includes all program areas. These reviews will involve an evaluation of eligibility, statutory compliance, accomplishments, timeliness, and other federal requirements.

Expected Resources

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

Introduction

Resources For FY 2015 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

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,359,980	40,000	0	2,399,980	9,599,920	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: \$		
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	4,305,952	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.
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	821,244	classified as HESG within the IDIS system

Table 59 - 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 Matching funds are to be identified on an individual project basis. Sources include donated land, reduced taxes in the form of PILOT (payment in lieu of taxes), required infrastructure, etc. Nonprofit developers such as Habitat for Humanity and Interfaith Neighbors contribute volunteer labor and discounted and/or donated materials to decrease costs of development. These contributions can be counted towards match requirements.

Required ESG match to be provided by the State of New Jersey SSH (Social Services for the Homeless) funding. For FY2015 (7 /14-6/15) Monmouth County received \$894,282. Additionally, Monmouth County owns two homeless shelter facilities and provides allocated funds towards annual operations.

While CDBG funds do not require match, municipalities generally leverage CDBG funds by providing significant local and/or state resources to supplement grant dollars.

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

Community Development Block Grant funds will be provided to municipalities to upgrade public facilities, including senior centers and parks. These investments will help to improve access to these facilities for the elderly and disabled residents, and safer parks and recreation facilities for low-and-moderate income residents.

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

Monmouth County owns two properties currently in use as homeless shelters/transitional housing facilities. Both of these facilities apply funding through the emergency solutions grant program.

Thorough contracts with nonprofit service providers, these county facilities serve a vital role within the County's Continuum of Care homeless system. The Easter Seals of New Jersey Monmouth County Homeless Shelter provides 30 days of emergency shelter for up to 21 adults, 12 men and 9 women deemed homeless by Monmouth County Division of Social Services. From January 2008-May 2013, the Monmouth County Homeless Shelter served 1,238 unduplicated homeless adult residents. Formerly located on the base of Fort Monmouth, the Monmouth County homeless shelter has been temporarily relocated to the John. L. Montgomery Nursing Home in Freehold, due to Superstorm Sandy. All referrals to the shelter are contingent upon the applicant being a resident of Monmouth County for at 30 days prior to the referral being made, possession of a valid photo id, and pass a criminal background check.

Linkages transitional housing program in Tinton Falls, has eighty four beds a provides transitional housing services for families at risk. In 2011 Catholic Charities was awarded the contract to provide the programming component of the Linkages program. Linkages has the capacity to house and provide services to 29 families (approximately 100 individuals). The setting is a 10 acre site, located in Tinton Falls. The site consists of renovated motels, cottages, townhouses, and apartments. Between August 2011 and August 2014, Linkages assisted over 52 families or 162 individuals. The goal of this program is to provide homeless families referred by Monmouth County Division of Social Services with the training and support through intensive programming that will lead them towards independent living in the community. Linkages provides two levels of services available from 18 to 24 months, for families of various sizes.

Discussion

Despite the continual decreases in allocated funding from Congress, 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.

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: \$591,840 ESG: \$112,025	Rental units constructed: 3 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: \$463,440	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6500 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: \$849,031	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 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	ESG: \$77,888	Homeless Person Overnight Shelter: 4000 Persons Assisted Homelessness Prevention: 50 Persons Assisted
7	Economic Development	2015	2020	Non-Housing Community Development	Monmouth County	Economic Development	CDBG: \$1	Businesses assisted: 5 Businesses Assisted

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	<p>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 providing rental vouchers to people at risk of homelessness.</p> <p>The Rapid Re-housing program pays monthly rents and security deposits for income eligible families and seniors that are or are about to become homeless</p>
2	Goal Name	Homeownership
	Goal Description	<p>Development subsidies for stop-gap funding to nonprofit and for-profit developers, expand affordable housing opportunities, providing low-and-moderate income residents with additional opportunities for home ownership. Another program promoting homeownership is the First Time Home Buyer Program which provides down payment assistance to income eligible home buyers.</p>
3	Goal Name	Infrastructure Improvements
	Goal Description	<p>Monmouth County contracts with towns to assist low-and-moderate income concentrated neighborhoods with public infrastructure improvements. Projects funded through FY2015 allocations include sidewalk improvements, drainage improvements, and roadway improvements.</p>
4	Goal Name	Public Facility Improvements
	Goal Description	<p>Funding provided to nonprofit or municipal applicants for improvements to senior centers, neighborhood facilities, parks, etc.</p>
5	Goal Name	Owner-occupied Housing Rehabilitation
	Goal Description	<p>Through the Housing Improvement Program, funding is provided to complete major repairs to owner-occupied single-family homes towards abatement of lead-based paint, upgrades to the roof, heating, windows, electrical, plumbing, etc. Through the Emergency Repair/Barrier Free program funding is provided to carry out minor repairs to owner-occupied single-family homes addressing emergency needs, or to assist with accessibility for disabled.</p>

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.

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 FY2015 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 to improve infrastructure within income-eligible neighborhoods, fund improvements to public facilities, continue to fund facilities that help the homeless population, and fund programs that provide assistance to prevent homelessness.

#	Project Name
1	2015 First Time Homebuyer Program
2	Public Infrastructure Improvements
3	Fair Housing Activities
4	Rental Housing Subsidies
5	Rehab single-unit residences
6	Construction of Housing
7	Public Facilities
8	Public Services
9	General Program Administration
10	ESG15 Project
11	Economic Development

Table 61 – 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 less funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	2015 First Time Homebuyer Program
	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 to eligible home buyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Provide down-payment assistance for 30 households during the course of the fiscal year.
	Location Description	Purchased residences will be located throughout the county.
	Planned Activities	Through the First Time Home Buyer Program, the County partners with local lending institutions and nonprofit organizations to provide grants in the form of interest-free deferred second mortgages for down payment assistance. This program provides lower income families assistance towards purchasing a home.
2	Project Name	Public Infrastructure Improvements
	Target Area	Monmouth County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$451,416
	Description	Assist low-and-moderate income concentrated neighborhoods with public infrastructure improvements. Projects funded through the FY2015 CDBG allocation include: primary school access path improvements in Red Bank, curb and drainage improvements to Sycamore Drive and West Jack Street in Hazlet Township, and drainage improvements to Shore Boulevard in Keansburg,
	Target Date	12/31/2015

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The Red Bank project will assist low income families with children access school and other local public facilities. The streetscape improvements in Matawan will effect all residents and commuters who visit the businesses within the district. The street improvements in Hazlet and Keansburg will help residents of the surrounding neighborhoods and all households within the municipality.</p> <p>After analysis of census data for the project sites it is estimated 1,000 non low/moderate income persons will be assisted with these projects and 6,500 low/moderate income households will benefit from these projects.</p>
	<p>Location Description</p>	<p>Projects are located at various municipalities located throughout Monmouth County</p>
	<p>Planned Activities</p>	<ol style="list-style-type: none"> 1. Proposed Red Bank project activities include clearing, grading, and paving the existing path with asphalt and making it ADA accessible, installation of directional signage, installation of bollards with breakaway chains and storm drainage structures. These improvements to public pedestrian, bicyclist and emergency vehicle access route between Locust Avenue and the Red Bank Primary School will improve access to these facilities. 2. This project will work to mitigate existing flood conditions and improve the structural capacity of Shore Boulevard. Drainage improvements were recommended as Priority #1 in the Keansburg Storm Water Master Plan. 3. The improvements to Sycamore Drive and West Jack Street include the removal and replacement of displaced cracked and deteriorating curbing in several areas along the two roadways. Also proposed is the installation of approximately 400 linear feet of drainage pipe behind the curb which will convey roadway runoff to the existing drainage inlets along the public right of way
<p>3</p>	<p>Project Name</p>	<p>Fair Housing Activities</p>
<p>Target Area</p>	<p>Monmouth County</p>	
<p>Goals Supported</p>	<p>Affordable Rental Housing Homeownership</p>	
<p>Needs Addressed</p>	<p>Affordable Housing</p>	
<p>Funding</p>	<p>HOME: \$80,000</p>	

	Description	Administrative activities that promote fair housing choice and sustainability for 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	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	On average the fair housing office handles 300 calls a year requesting assistance with housing issues. On average the highest number of calls has 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 programs 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>
4	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	
	Estimate the number and type of families that will benefit from the proposed activities	Based on HIMS data for the 2013 calendar year 1,700 individuals and families homeless prevention assistance in the form of rental assistance, security deposits, and utility assistance.
	Location Description	
	Planned Activities	Providing funds to help low income individuals find stable housing opportunities.
5	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	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	In FY2015 \$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 FY2015 \$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 accesibility for the disabled.

6	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 nonprofit and for profit developers of affordable for sale housing and rental housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	The county will submit a substantial ammendment once a specified project has been awarded FY2015 funding allocations.	
7	Project Name	Public Facilities
	Target Area	Monmouth County
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$611,568
	Description	Funding provided to nonprofit or municipal applicants for improvement to senior centers, neighborhood facilities, parks and recreation facilities, etc.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	After analysis of census data for each project locations, the use of each facility, and the potential overall project benefit, it is estimated the FY2015 CDBG public facilities improvements projects will benefit approximately 4,000 households. The largest sub-category of families that will benefit is seniors and disabled populations with improved accessibility to public buildings and parks.
	Location Description	Various locations throughout Monmouth County.

	Planned Activities	<ol style="list-style-type: none"> 1. ADA improvements to Millstone Township Community Center: with a new senior housing complex proposed adjacent to the township community center, the improved accessibility will benefit the Township's current and new senior citizens. 2. ADA improvements to Little Silver Borough Hall/Library: Borough hall and the library house all municipal administrative offices, the police department, court offices, zoning offices, and library functions. This project will assist all those with disabilities conducting borough business, police business, attending a public meeting, a meeting of the many groups who utilize the facilities, voting, municipal court, library programs, etc. 3. New Boardwalks at Memorial Park Neptune City: Memorial Park is used by all citizens of the Borough throughout the year. This application will assist senior citizens and disabled populations in utilizing the park facilities 4. Senior Center ADA & parking lot improvements Freehold Township: Improve the access into and around the exterior of the senior center. This project will benefit all the elderly population of Freehold Township. 5. ADA Improvements to Borough Hall Interlaken, this project will enhance public access to the municipal building used by local residents and the general public at all times of the day. <p>Howell plans to allocate its funding towards installation of ADA accessible ramps in the townships parks, including provision of ADA compliant handicapped parking areas and access routes.</p> <p>If additional funding comes through, it will be allocated towards the following projects.</p> <ol style="list-style-type: none"> 1. Improvements to Cornelius Kelly Senior/Community Center Spring Lake Heights: This building serves as a meeting area for senior populations, and other community groups, a polling place for elections, and a distribution center during times of emergency. 2. ADA accessibility improvements in a CDBG-eligible section of the downtown in Matawan Borough. Allocated funds will go towards installation of ADA compliant sidewalks, curb cuts, crosswalks, and new lighting.
8	Project Name	Public Services
	Target Area	Monmouth County

	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	Funding to non profits who assist populations in Monmouth county (e.g. Association of the Blind, abused and neglected children, housing authorities, health centers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Depending on the level of the funding will be a determinate in how many families will benefit from the proposed activities.
	Location Description	Throughout Monmouth County.
	Planned Activities	Currently no projects are slated to be granted CDBG funds. However, if funds allow, re-allocations from other projects will be allocated towards applicants.
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	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>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.</p> <p>HOME funds will be used to pay the salaries and fringe benefits for staff and other costs associated with the administration of the County's HOME Program.</p>
10	Project Name	ESG15 Project
	Target Area	Monmouth County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	ESG: \$205,311
	Description	ESG 2015 PROJECTS
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	After reviewing data from the Monmouth County Strategic Plan to End Homelessness it is estimated the FY2015 funding will assist 3155 extremely-low income people.
	Location Description	Throughout the County

	Planned Activities	<p>Current activities with FY2015 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 deendency to self sufficiency and stability • Visiting Nurse Association of Central New Jersey • Covenant House: providing food, shelter, and immediate crisis care • Rapid Re-Housing Program • Program administratio
11	Project Name	Economic Development
	Target Area	Monmouth County
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	:
	Description	Assist businesses within income eligible census tracts with exterior facade upgrades.
	Target Date	
	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 FY2015
	Location Description	Throughout Monmouth county
Planned Activities	Businesses in HUD eligible areas can apply for a grant of up to \$1,850 for a facade upgrade such as a new awning, paint, door or sign. There are no matching funds required, and the total project cost cannot exceed \$1,850. At this time, current funding has been allocated, but the County is taking applications on a waiting list.	

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	

Table 62 - 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	100
Non-Homeless	50
Special-Needs	30
Total	180

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	4
Rehab of Existing Units	3
Acquisition of Existing Units	3
Total	30

Table 64 - 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. HUD awarded Housing Authorities and Agencies in Monmouth County additional funds to use towards improving public housing. Monmouth County Public Housing Authorities received \$2,809,550 in additional funding. Agencies were instructed to use the additional funding towards long-scale improvements to their public housing units: build, repair, renovate, and or/modernize.

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 Housng 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 FY2015 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.

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. Case managers assist individuals in finding housing, employment opportunities, and anything else needed to return to mainstream life. Even after “graduation” from the program, additional counseling and guidance is offered for the following year. In 2015, the day center for Family Promise is relocating to the Fort Monmouth Property. The long-term goal is expansion to accommodate more families than the current number of 3-5 families at a time.

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 and independent living. The discharging planning sub-committee of the Monmouth County System Collaborative has contacted hospitals and the County corrections facilities to determine the best way to provide services to people exiting out of these facilities.

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.

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, non profit 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.

Monmouth County Community Development Staff will soon 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.
- Establish a Working Group Committee 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 FY2015 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.

Activities being funded in 2015 that will address obstacles to meeting underserved needs include:

1. Senior Center, ADA & Parking Lot Improvements : Freehold Township
2. ADA Improvements to Borough Hall: Interlaken
3. ADA Improvements to Borough Hall/Library: Little Silver
4. ADA improvements to Community Center: Millstone
5. New Boardwalks at Memorial Park: Neptune City
6. Improvements Senior/Community Center: Spring Lake Heights
7. Primary School Access Path Improvements: Red Bank
8. Improved ADA accessibility, downtown Matawan Borough

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 FY2015 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.

Several FY2015 projects that are being funded are:

1. Improvements to Sycamore Drive & West Jack Street: Hazlet Township
2. Shore Boulevard Drainage Improvements: Keansburg Borough
3. Matawan Streetscape: Matawan, NJ

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 2015, 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. FY2015 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(l)(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.

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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.

Additional ESG standards

Environmental Reviews

Before an applicant will be authorized to incur costs for ESG funded projects the Community Development staff must complete an environmental review. In accordance with HUD regulations regarding the ESG Program, the county is responsible for completing an environmental review for each project funded by ESG. These reviews will be done by the Environmental Section of the Monmouth County Planning Board in consultation with the Community Development staff. All environmental reviews are subject to the provisions of the National Environmental Policy Act of 1969 and related authorities listed in part 58 of this title.

Project Agreement

After a provider's project is approved for funding by the Monmouth County Board of Chosen Freeholders, the provider will be required to execute a Project Agreement with the county for each project that is funded by ESG. The Community Development staff will prepare the agreement and schedule a pre-clearance meeting with each provider funded with ESG funds.

Pre-Clearance Meeting

At the pre-clearance meeting, the staff will explain the requirements of the ESG program. The provider will receive three copies of the agreement that they must execute and return to the staff.

Clearance Notification Form

After the agreement has been fully executed, the staff will issue a Clearance Notification Form that authorizes the provider to begin incurring costs for the funded project. Sub-grantees must NOT incur costs for ESG projects prior to the receipt of the Clearance Notification Form.

The following can be used in calculating the amount of matching funds provided:

- Cash;
- Value or fair rental value of any donated material or building;

- Value of any lease on a building;
- Any salary paid to staff to carry out the program of the provider; and
- Value of the time and services contributed by volunteers to carry out the program of the provider at a current rate of \$5 per hour.

NOTE: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.

All donations of materials, buildings or time and services must be documented. To verify the commitment of such funds, please provide documentation from the funding source indicating the amount and any conditions regarding the use of such funds.

Discussion

Attachments

Grantee Unique Appendices

Monmouth County Consolidated Plan 2015-2019

Additional Commentary

To initiate data collection within the Consolidated Plan process, Monmouth County surveyed all public housing authorities in Monmouth County. When starting to draft the narrative within the public housing section of the Needs and Market Analysis plan sections, we realized not all public housing authorities were input into the initial database when establishing the consolidated plan document within the IDIS system. After submitting a question to HUD exchange we were instructed the only remedy if the public housing authorities were not within the database was to initiate a new plan. At this point a significant portion of the plan had already been completed by both Monmouth County and CDBG participating municipalities: Asbury Park, Long Branch and Middletown. To accommodate any potential changes caused by changes in data within the self-populated data in sections NA-35, and MA-25, the County created a new plan copy to gather corrected public housing data. Additional analysis was included within added text boxes, within each section. In total, while the numbers did change with the incorporation of data from all Monmouth County public housing agencies, Monmouth County's needs and market analysis for public and assisted housing did not change, as noted below.

NEEDS ANALYSIS

After recalibration of Public Housing Unit Data, utilizing data from the PIC integrated within a different version of the Five Year Consolidated Plan the following unit changes were observed:

Number of units/vouchers available

- Public Housing 1,822 units
- Vouchers 3,598 (3,503 Tenant Based, 8 Veterans, 19 Family Unification Program, 30 Disabled)

Despite this change in numbers, Monmouth County's Public Housing needs analysis remains the same, as there is still a need for additional units and expanded transportation opportunities for residents with limited accessibility.

After recalibration of Public Housing Unit Data, utilizing data from the PIC within a different version of the master plan the following unit changes were observed:

Characteristics of Residents

Number Homeless at Admission:

- Public Housing: 0
- Vouchers: 4 (Tenant based 3, Veterans 1, Family Unification 0)

Number of Elderly Program Participants

- Public Housing 941
- Vouchers 636 (Tenant Based 623, Veterans 1, Family Unification 1)

Number of Disabled Families

- Public Housing 260
- Vouchers: 709 (Tenant Based 678, Veterans 5, Family Unification 0)
- Number of families requesting accessibility features 1,822

Despite the differences in residential characteristics, the needs analysis for Monmouth County remains the same.

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the Five Year Consolidated Plan the following unit changes were observed:

Public Housing Race

- White: 706
- Black/African American: 1,093
- Asian: 14
- American Indian/ Alaska Native: 1
- Pacific Islander 8

Vouchers Race

- White: Total 1,598 (Tenant-based 1,554 Veterans 6, Family Unification 4, Disabled 23)
- Black/African American: Total 1,986 (Tenant-based 1,935, Veterans 2, Family Unification 15, Disabled 7)
- Asian: Total 9 (Tenant-based 9)
- American Indian/Alaska Native: 3 (Tenant-based 3)
- Pacific Islander 2 (Tenant-based 2)

Public Housing Ethnicity

- Hispanic: 201
- Non-Hispanic: 1,621

Vouchers Ethnicity

- Hispanic total: 495 (Tenant-based 484, Veterans 0, Family Unification, 1, Disabled 5)
- Non-Hispanic: 3,103 (Tenant-based 3,019, Veterans 8, Family Unification 18, Disabled 25)

Despite the noted numeric changes, the Monmouth County Needs Analysis remains the same

MARKET ANALYSIS

A listing of public Housing Agency unit breakdown utilized for the market analysis.

Public Housing Agency	# of Units	Senior	Family
Asbury Park	586**	278	308
Belmar	50	50	n/a
Freehold Borough	85	47	38
Highlands	125	95	30
Keansburg	190	190	n/a
Long Branch	779*	334	445
Middletown	100	100	n/a
Neptune Township	300	180	120
Red Bank	90	50	40

* Upon completion of all construction and redevelopment of properties

** 123 family units slated for demolition, 73 vouchers issued to residents for relocation

After recalibration of Public Housing Unit Data, utilizing data from the PIC in a different version of the Five Year Consolidated Plan the following unit changes were observed

of units/vouchers available

- Public Housing: 1,983
- Vouchers: 3,969 total (42 project based, 688 tenant based, 117 Veterans Affairs Supportive Housing, 612 Family Unification program, 834 disabled)

Despite these noted numerical changes, Monmouth County's Five-year Consolidated Plan Marketing Analysis remains the same.

QUALITY CHECK ISSUES AND COUNTY RESPONSE

Running a quality check for the corrected version of the Monmouth County Consolidated Plan returns the finally warning notices:

- **Warning, AD-25: No alternate or local data sources were designated for Needs Assessment and Market Analysis data.**

Monmouth County did not use any alternate or local data sources for the Needs Assessment and Market Analysis data. Survey data and data gathering meetings were discussed within the PR-10 Consultation section. Additionally other local/regional/state/federal planning efforts referenced within the needs assessment and market analysis data was discussed within the PR-10 section. Public Meeting and Citizen Participation data was integrated within the PR-15 section of the plan.

- **Warning, SP-45: Strategic Plan Goals narrative is blank.**
- **Warning, AP-20: Action Plan Goals narrative is blank.**

However, when going to the associated sections there is not a blank narrative section to input additional text. Discussions with CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text.

New Jersey Press Media Solutions
 PO Box 677599
 Dallas TX 75267-7599

MONMOUTH COUNTY PLANNING BOARD
 1 E MAIN ST
 FREEHOLD, NJ 07728 2278

Date 11/20/2014
 Account# 187755
 Order 5060724296

Date	AD	Times	Publication	Lines	Amount Due
11/20/14	PUBLIC HEARING	1	ASSURY PARK PRESS		346.00
	AFFIDAVIT				35.00

TOTAL AMOUNT DUE \$381.00

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT NUMBER AND FUNDING SOURCE: _____
 F.O.B. # _____

Signature _____
 Title: _____ Date: _____

Signature _____
 Title: _____ Date: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THE CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 11/20/2014
 Signature: 

Federal ID #: #06-1032273
 Official Position: Finance Dept. / Clerk

Bill with your payment so that we can assure you proper credit.

Affidavit of Publication

State of New Jersey} SS.
MUNICIPAL/MIDDLESEX/OCEAN COUNTIES

Periodically appeared Pet McGinnis

of the **Gannett**, a newspaper printed in Freehold, N.J. and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, deposed and said that the advertisement of which the annexed is a true copy, has been published in the said newspaper _____ times, on each issue, as follows:

November 20, 2014

ASDURY PARK PRESS


Notary Public of New Jersey


Sworn and subscribed before me this _____ day of NOV. 2014

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014

PUBLIC HEARING

5-Year Consolidated Plan

Tuesday, December 9, 2014 @ 2 pm
Community Development Conference Room
Hall of Records Annex
2nd Floor
1 East Main Street, Freehold NJ 07728

- 1) Pledge of Allegiance
- 2) Open Public Meetings Act
- 3) Purpose of the Public Hearing
- 4) Public Hearing Protocol
- 5) Presentation
- 6) Open the Floor to Comments and Question
- 7) Close Proceedings

1. Pledge of Allegiance (Owen)

2. Open Public Meetings Act (Owen)

In accordance with P.L. 1975, Chapter 231 "Open Public Meetings Act", adequate notice of the 5-Year Consolidated Plan Public Hearing on December 9, 2014 has been complied with as follows:

A notice of the public hearing for the 5 Year Consolidated Plan was placed as a display advertisement in the Asbury Park Press on _____ and on the Monmouth County Division of Planning, Office of Community Development webpage.

3. Purpose of the Public Hearing (Joe)

This is the first of two public hearings on the 5 year consolidated plan.

The purpose of this first public hearing is to invite public comment and input from citizens, public agencies, and other interested parties on the development of the FY 2015-2019 Consolidated Plan to help identify the housing and community development needs for Monmouth County. As an entitlement community, this document is required by HUD and describes the activities proposed by the Monmouth County Consortium to address housing and community development needs of forty-nine (49) municipalities; especially the needs located in low-to-moderate income areas. The Monmouth County Consolidated Plan includes projects proposed for funding through the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and the Emergency Solutions Grant programs (ESG). Monmouth County will be submitting this plan in coordination with non-consortium municipalities including the Cities of Asbury Park and Long Branch, and the Townships of Middletown and Howell.

In accordance with the Citizen Participation Plan, a second public hearing on the 5-year consolidated plan will be held before the proposed consolidated plan is published for comment.

4. Public Hearing Protocol (Joe)

- Everyone please sign in so we can reference this for the record if you wish to make a comment or ask a question.
- Please hold all comments and questions until after the presentation. There is time allotted on the agenda for comments and questions.
- Notes will be taken during the meeting; comments and questions will be included in the meeting minutes.
- Anyone wishing to speak should clearly state their name and association for the record prior to speaking.

- We respectfully request that you make your statement as succinct as possible to allow everyone an opportunity to be equally heard.
- Written comments will be accepted for the record and summarized in the minutes to these proceedings.
- Public comments will be closed when there are no more requests to speak from the floor or the facilitator has determined that a sufficient amount of time has been provided to adequately gather public comment.

5) Presentation (Sharon and Laura)

6) Open the Floor to Comments and Questions (Sharon and Laura)

7) Close Proceedings (Owen)

-
- Minutes of the meeting need to be taken
 - Comments/Questions from the public are included in the minutes

**MINUTES
MONMOUTH COUNTY 5 YEAR CONSOLIDATED PLAN
PUBLIC HEARING FY 2015-2019**

**Tuesday, December 9, 2014
2:00PM**

Monmouth County Planning Board Conference Room, Hall of Records Annex, 2nd Floor
One East Main Street, Freehold, New Jersey 07728

Present: Sharon Rafter, Assistant Director Monmouth County Community Development; Joe Barris, Assistant Director, Monmouth County Division of Planning; Laura Kirby, Senior Planner, Monmouth County Community Development; JoAnn Denton, Monmouth County Planning Board Secretary; Robert A. Kull, Senior Associate, The Metro Company LLC, Consultant for the City of Asbury Park; Jacob Jones, Director of Community Development, City of Long Branch; Beth Cook, Program Analyst, City of Long Branch; Denise Brown, Program Analyst, City of Asbury Park; Amy Sarrinikolaou, Assistant Director, Community Development, Middletown Township

Sharon Rafter called the meeting to order at 2:07PM. All rose for the Pledge of Allegiance.

The Open Public Meetings Act Compliance Statement was read into the record by Joe Barris.

Mr. Barris explained that this was the first of two (2) public hearings required to take place on the 5 Year Consolidated Plan. The purpose of this first public hearing is to invite public comment and input from citizens, public agencies and other interested parties on the development of the FY 2015-2019 Consolidated Plan to help identify the housing and community development needs for Monmouth County. As an entitlement community, this document is required by HUD and describes the activities proposed by the Monmouth County Consortium to address housing and community development needs of forty-nine (49) municipalities; especially the needs located in low-to-moderate income areas. The Monmouth County Consolidated Plan includes projects proposed for funding through the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and the Emergency Solutions Grant programs (ESG). Monmouth County will be submitting this plan in coordination with non-consortium municipalities including the Cities of Asbury Park and Long Branch and the Townships of Middletown and Howell.

Mr. Barris also stated that the second public hearing will take place before the 5 Year Consolidated Plan is submitted to HUD. He asked that anyone present in the room, who wished to comment at the public hearing, to please sign in.

Laura Kirby did a power point presentation of the Monmouth County 5-Year Consolidated Plan 2015-2020, which is affixed hereto, highlighting funding, changes from previous submissions, what is currently completed and what is still needed.

Ms. Rafter stated that the HUD IDIS system requires all plans to be submitted together, electronically. Monmouth County has begun work on their plan and Ms. Kirby has done a draft test of the submission process. She has created a template that the partners may use to assist in their submissions.

At 2:12PM, Sharon Rafter opened public hearing #1 for the Monmouth County 5 Year Consolidated Plan. Seeing and hearing no one, Ms. Rafter closed the public hearing at 2:12PM.

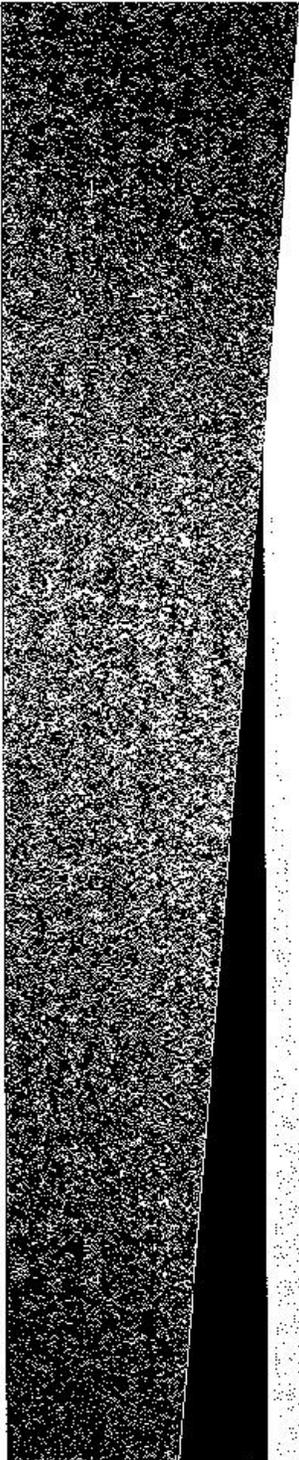
Respectfully submitted,



JoAnn Denton, RMC
December 12, 2014

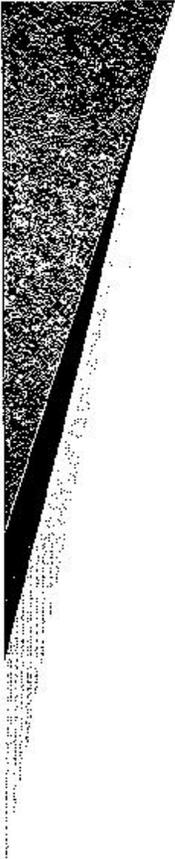
**Monmouth County
5-year Consolidated Plan
2015-2020**

12/9/2014



Funding

- ▶ Community Development Block Grant
- ▶ HOME Investment Partnership Program
- ▶ Emergency Solutions Grant



Changes from previous submissions

- ▶ Draft submitted in a standardized form, online HUD IDIS system
- ▶ Plan consists of six sections
 - Executive Summary
 - Plan Process
 - Needs Assessment
 - Market Analysis
 - Strategic Plan
 - Annual Action Plan
- ▶ Final plan not to be submitted until funding is allocated
- ▶ HUD online program allows for additional graphic integrations (maps, additional tables, etc)



Currently Completed

- ▶ **Needs Assessment**
 - Housing problems
 - Housing Cost Burdens
 - Homeless Needs
 - Non-Homeless Special Needs
 - Non-Housing Community Development Assets



Currently Completed

▶ Market Analysis

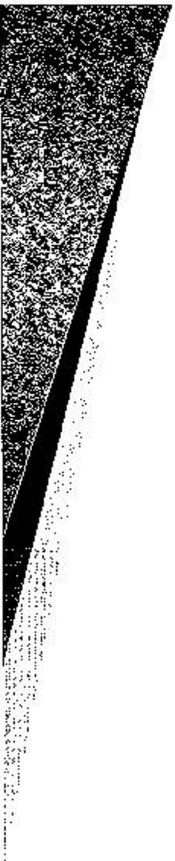
- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Barriers to Affordable Housing



What we still need:

▶ Strategic Plan

- Determining priority needs
- Establishment of attainable goals
- Public Housing: accessibility and involvement
- Strategy for ending homelessness
- Anti-poverty strategy
- Plan Monitoring



What we still need

- › **Input from Public Housing Authorities**
 - **Needs Assessment**
 - **Waiting list information**
 - **Facility updates**





**Monmouth County Division of Planning
Office of Community Development**

Hall of Records Annex
One East Main Street
Freehold, NJ 07728
Office (732) 431-7460
Fax (732) 308-2995

Memorandum

TO: *Asbury Park Press*

RE: Publication of Display Advertisement

DATE: March 19, 2015

This is an advertisement to be published in your newspaper in the **NON-LEGAL** section no later than **Monday, March 23, 2015**. The approximate size should be 4 ½ inches x 3 inches (4 ½ x 3), or the closest in accordance with your column size.

The cost for the publication of this advertisement should be billed to the Monmouth County Planning Division/Community Development Program Account #187755. As soon after publication as possible, please forward an invoice and affidavit of publication to this office at the above address.

Should you be unable to meet the specified date of publication, please contact the undersigned as soon as possible at (732)431-7460x5736. Your time and consideration in this matter is appreciated.

Debbie Dovedytis, Community Development

/dad

ATTENTION MONMOUTH COUNTY RESIDENTS
MONMOUTH COUNTY OFFICE OF COMMUNITY DEVELOPMENT
PUBLIC HEARING

A Public Hearing regarding Monmouth County's FY2015-2019 Consolidated Plan will be held by the Office of Community Development as follows:

DATE: Tuesday, April 14, 2015
TIME: 3:00 p.m.
LOCATION: Hall of Records Annex
Planning Board Conference Room
2nd Floor
One East Main Street
Freehold, New Jersey 07728

The purpose of this second Public Hearing is to invite public comment and input on the Draft FY 2015-2019 Consolidated Plan for Monmouth County. As an entitlement community, this document is required by HUD and describes the activities proposed by the Monmouth County Consortium to address housing and community development needs of forty-nine (49) municipalities; especially the needs located in low-to-moderate income areas. The Monmouth County Consolidated Plan includes projects proposed for funding through the Community Development Block Grant, Home Investment Partnership, and the Emergency Solutions Grant programs. Monmouth County will be submitting this plan in coordination with non-consortium municipalities including the Cities of Asbury Park and Long Branch, and the Townships of Middletown and Howell.

For more information contact the Office of Community Development at (732)431-7460.

This facility is handicapped accessible. If you wish to attend and require a sign language interpreter, you can contact the staff by calling 711 (TTY/TDD and voice) or 800-852-7899. If you can not make the public hearing and wish to comment on the Plan, send your comments by mail to: Sharon S Rafter, Director, Monmouth County Office of Community Development, Hall of Records Annex, One East Main Street, Freehold, New Jersey, 07728. You may also send your comments via email to communitydevelopment@co.monmouth.nj.us or via fax to 732-308-2995.

Servicios de lenguaje están disponibles de forma gratuita a hispanohablantes. Para recibir servicios telefónicos de interpretación u otras necesidades especiales, entregue una solicitud por escrito o por teléfono al coordinador LEP al menos cinco (5) días hábiles antes de la reunión. Por favor póngase en contacto con: Office of Community Development Director, Division of Planning, Hall of Records Annex, 2nd Floor, 1 East Main Street, Freehold, NJ 07728

New Jersey Press Media
 PO Box 677599
 Dallas TX 75267-7599

MONMOUTH COUNTY PLANNING BOARD
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 FREEHOLD, NJ 07728 2278

Date **3/24/2015**
 Account # **187755**
 Order # **5000740478**

Date (s)	Ad Description	Times	Publication	Lines	Amount Due
3/23/15	PUBLIC HEARING	1	ASBURY PARK PRESS		\$760.00
	AFFIDAVIT				\$35.00

Handwritten: OK
 3/24/15

TOTAL AMOUNT DUE \$795.00

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 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNT(S) CHARGED:
 PO # _____

 Signature

 Title

Title: _____ Date: _____

Title: _____ Date: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THE CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: **3/24/2015**
 Signature: _____

Federal ID # **#06-1032273**
 Official Position: **Finance Dept. / Clerk**

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

MINUTES
MONMOUTH COUNTY 5 YEAR CONSOLIDATED PLAN
PUBLIC HEARING FY 2015-2019
Tuesday April 14th, 2015
3:00 p.m.

Monmouth County Planning Board Conference Room, Hall of Records Annex, 2nd Floor
One East Main Street, Freehold, NJ 07728

Present: Sharon Rafter, Assistant Director Monmouth County Community Development; Joe Barris, Assistant Director, Monmouth County Division of Planning; Laura Kirby, Senior Planner, Monmouth County Community Development; JoAnn Denton, Monmouth County Planning Board Secretary

Sharon Rafter called the meeting to order at 3:05 PM. All rose for the Pledge of Allegiance

The Open Public Meetings act compliance statement was read into the record by Sharon Rafter

Sharon Rafter opened the meeting with discussing the purpose of the public meeting, opportunity and sign –in protocol.

Meeting was open to comments at 3:25 p.m.

After the designated time with no members of the public present, Ms. Rafter closed the public hearing at 3:40 pm.

The U.S. Department of Housing and Urban Development requires sub-recipients to develop and implement written standards for programs funded through the Emergency Solutions Grant Program. The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing. Each grantee is required to comply with all ESG requirements including; the provision of case management, helping program participants increase income either via employment assistance or through the acquisition of mainstream benefits, and helping program participants move into and stay in permanent housing.

General Standards

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:
 - o 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.

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.

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.

Program Coordination:

Minimum standards for program coordination consist of on-going system and program coordination and integration of the ESG-funded activities to the maximum 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.

Religious Organizations

- 1) Assistance may be provided under this part to a grantee or recipient that is a primarily religious organization if the primarily religious organization agrees to provide all eligible activities under this program in a manner that is free from religious influences and in accordance with the following principles:
 - a) It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preference in employment to persons on the basis of religion;
 - b) It will not discriminate against any person applying for shelter or any of the eligible activities under this part on the basis of religion and will not limit such housing or other eligible activities or give preference to persons on the basis of religion; and
 - c) It will provide no religious instruction or counseling, conduct no religious services or worship (not including voluntary nondenominational prayer before meetings), engage in no religious proselytizing, and exert no other religious influence in the provision of shelter or other eligible activities under this part.
 - d) The leased structure will be used exclusively for secular purposes available to all persons;
 - e) The lease payments paid to the primarily religious organization do not exceed the fair market rent for the structure before the renovation, rehabilitation, or conversion;
- 2) Assistance to a wholly secular private nonprofit organization.
 - a) A primarily religious organization may establish a wholly secular private nonprofit organization to serve as recipient. The secular organization may be eligible to receive all forms of assistance available under this part, subject to the following:
 - b) The secular organization must agree to provide shelter and services eligible under this part in a manner that is free from religious influences and in accordance with the principles set forth in paragraph (a)(1) of this section.
 - c) The secular organization may enter into a contract with the religious organization to provide essential services or undertake homeless prevention activities. The religious organization must agree in the contract to carry out its contractual responsibilities in a manner free from religious influences and in accordance with the principles set forth in paragraph (a)(1) of this section.
- 3) Certification of Non-Discrimination: Each religious entity identified as a recipient of funds for eligible activities must certify its compliance with the conditions set forth in this statement.

Environmental Reviews

Before an applicant will be authorized to incur costs for ESG funded projects the Community Development staff must complete an environmental review. In accordance with HUD regulations regarding the ESG Program, the county is responsible for completing an environmental review for each project funded by ESG. These reviews will be done by the Environmental Section of the Monmouth County Planning Board in consultation with the Community Development staff. All environmental reviews are subject to the provisions of the National Environmental Policy Act of 1969 and related authorities listed in part 58 of this title.

Project Agreement

After a provider's project is approved for funding by the Monmouth County Board of Chosen Freeholders, the provider will be required to execute a Project Agreement with the county for each project that is funded by ESG. The Community Development staff will prepare the agreement and schedule a pre-clearance meeting with each provider funded with ESG funds.

Pre-Clearance Meeting

At the pre-clearance meeting, the staff will explain the requirements of the ESG program. The provider will receive three copies of the agreement that they must execute and return to the staff.

Clearance Notification Form

After the agreement has been fully executed, the staff will issue a Clearance Notification Form that authorizes the provider to begin incurring costs for the funded project. Sub-grantees must NOT incur costs for ESG projects prior to the receipt of the Clearance Notification Form.

Source of Matching Funds

The Emergency Solutions Grant program requires a dollar-for-dollar match for all ESG funds allocated to any project. An applicant may provide matching funds itself or through matching funds or volunteer efforts provided by another agency or group. Funds used to match a previous ESG grant may not be used to match a subsequent grant.

The following can be used in calculating the amount of matching funds provided:

- Cash;
- Value or fair rental value of any donated material or building;
- Value of any lease on a building;
- Any salary paid to staff to carry out the program of the provider; and
- Value of the time and services contributed by volunteers to carry out the program of the provider at a current rate of \$5 per hour.

NOTE: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.

All donations of materials, buildings or time and services must be documented. To verify the commitment of such funds, please provide documentation from the funding source indicating the amount and any conditions regarding the use of such funds.

Street Outreach: Definitions

- 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.
- Engagement - Activities to locate identify and build relationships with unsheltered homeless people for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.
- Case Management-Assessing housing and service needs, and arranging, coordinating, monitoring the delivery of individualized services.
- Emergency Health Services - Outpatient treatment of urgent medical conditions by licensed medical professionals in community-based setting (e.g. streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility.
- Emergency Mental Health Services - Outpatient treatment of urgent mental health conditions by licensed professionals in community-based settings (e.g., street, parks and campgrounds) to those eligible participants unable or unwilling to access emergency shelter or an appropriate healthcare facility.
- Transportation-Travel by outreach workers, social workers, medical professionals or other service providers during the provision of eligible street-outreach services

Street Outreach: Standards

- Street outreach services must be provided for at least the period of time for which ESG funds are committed for that purpose.
- ***New HEARTH Act Expenditure Limits: Combined street outreach and emergency shelter, expenditures from each fiscal year's ESG grant cannot exceed either:
 - a) 60% of that fiscal year's total ESG grant award
 - b) The amount of Fiscal Year grant funds committed for homeless assistance activities.

Targeting/Engagement:

- Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground. Assessment/Service Provision/Referral/Prioritization:
- Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services.

- When appropriate based on the individual's needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing services.

Emergency Shelter: Definitions

Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements may continue to be funded under ESG.

- Case management-Assessing, arranging, coordinating, and monitoring the delivery of individualized services within a shelter setting. Eligible costs may include: initial evaluation including verifying and documenting eligibility; counseling; developing, securing and coordinating services including Federal, state and local benefits; monitoring and evaluating program participant progress; safety planning with victims of domestic violence; and developing an individualized housing and service plan.
- Child care-Licensed child care for program participants with children under the age of 13, or disabled children under the age of 18
- Education Services- Instruction or training to enhance participants' ability to obtain and maintain housing: literacy, English literacy, GED, consumer education, health education, and substance abuse prevention. Eligible cost include: educational services/skill-building; screening, assessment and testing; individual or group instruction; tutoring.
- Employment Assistance and Job Training- Services to assist participants to secure employment and job training programs
- Outpatient Health Services-Direct outpatient treatment of medical conditions provided by licensed medical professionals.
- Legal Services- Necessary legal services regarding matters that interfere with the program participant's ability to obtain and retain housing as well as legal representation and advice to resolve legal problems that prevent participants from obtaining or retaining permanent housing
- Life Skills Training-Instruction in critical life management skills necessary to assist the program participant to function independently in the community, such as: budgeting resources; managing money; managing a household; resolving conflict, and parenting
- Mental Health Services-Direct outpatient treatment of mental health conditions by licensed professionals, including: crisis interventions; individual, family or group therapy sessions; prescription of psychotropic medications or explanations about the use and management of medications; and combinations of therapeutic approaches to address multiple problems
- Substance Abuse Treatment Services-Substance abuse treatment services provided by licensed or certified professionals, designed to prevent, reduce, eliminate or deter relapse of substance abuse or addictive behaviors.
- Transportation- Costs of travel by program participants to and from medical care, employment, child care, or other facilities that provide eligible essential services; and cost of staff travel to support provision of essential services.
- Services for Special Populations-Otherwise eligible essential services tailored to address the special needs of homeless youth, victims of domestic violence & related crimes/threats, & people living with HIV/AIDS in emergency shelters.

- Shelter Operations-Costs to operate and maintain emergency shelters and provide other emergency lodging when appropriate. Hotel or motel vouchers for families or individuals are only eligible when no appropriate emergency shelter is available. Eligible Shelter Operation costs include maintenance, rent, repair, security, fuel, equipment, insurance, utilities, and furnishings.

Emergency Shelter: Standards

- Where ESG funds are used solely for essential services or shelter operations, services or shelter must be provided to homeless individuals and families at least for the period during which the ESG funds are provided.

Minimum Standards:

- Admission: Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of “homeless,” as specified in 24 CFR 576.2 (1, 2, 3 & 4) and agencies’ eligibility criteria.
- Assessment: Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate.
- Prioritization/Diversion/Referral: When appropriate based on the individual’s needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.
- Reassessment: Program participants will be reassessed as case management progresses, based on the individual service provider’s policies.
- Discharge/Length of Stay: Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider’s policies and clearly communicated to program participants.
- Safety and Shelter Safeguards for Special Populations: Safety and Shelter Safeguards shall be determined by the individual Special Population service provider’s policies and clearly communicated to program participant

Any building for which ESG funds were used for conversion, major rehabilitation or other renovation or that receives ESG assistance for shelter operations shall meet state/local government safety and sanitation standards, as well as the following:

- Structure and materials–The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Access–The shelter must comply with the applicable Rehabilitation, Fair Housing and Americans with Disabilities Acts and implementing regulations.
- Space and security–Unless it is a day shelter, it must provide appropriate places to sleep, adequate space, and security for residents and their belongings.
- Interior air quality–Each shelter room/space must have proper ventilation and be pollutant free.
- Water supply must be free of contamination.
- Sanitary facilities–Each participant must have access to sufficient, sanitary facilities that are

in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.

- Thermal environment–The shelter must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity–The shelter must have adequate and appropriate lighting and safe electrical sources.
- Food preparation–Any food preparation areas must be able to store, prepare, and serve safe and sanitary food.
- Sanitary conditions–The shelter must be in sanitary condition.
- Fire safety–Each occupied unit of the shelter must have at least one working smoke detector and when possible they should be near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas must have at least one working detector and there must be a second means of exiting the building in the event of an emergency

- *Ineligible operating or maintenance costs include:*
 - o Recruitment or on-going training of staff
 - o Depreciation
 - o Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about organization, surveys, etc.)
 - o Staff training, entertainment, conferences, or retreats
 - o Public relations or fund raising
 - o Bad debts / late fees
 - o Mortgage payments

- *****New HEARTH Act Expenditure Limits:** Combined street outreach and emergency shelter, expenditures from each fiscal year’s ESG grant cannot exceed either:
 - a) 60% of that fiscal year’s total ESG grant award
 - b) The amount of Fiscal Year grant funds committed for homeless assistance activities.

Homelessness Prevention and Rapid Re-Housing Standards

All ESG rapid re-housing providers within the Monmouth County Continuum of Care service area are expected to work collaboratively to coordinate funding that addresses the needs of the entire continuum. To achieve these goals, Monmouth County requires that all service providers will:

- Maintain active membership in the Monmouth County Homeless Services Collaborative, the coordinating body for the Monmouth County Continuum of Care.
- Participate in a coordinated assessment system, where client entry into the entire system can begin at any point. Service providers will use a common assessment tool that will allow providers to enter data on a client and provide transfer information when a client fits the services of another provider, without having to engage in another assessment. Reasons for client transfer can include better fit in a specialized program, the correct geographic service area, and available resources within the community.
- Establish a staff member as a point of contact for other case managers and members of the service provider continuum of care. The contact should be a position that sees little turnover and is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients, such as a supervisor or manager. This contact should be able to provide information for other housing case managers on what current programs and resources are available to clients entering into the provider system through their organization. This contact will reduce or eliminate the need for clients to seek out additional assistance based on referrals from any ESG recipient agency.
- Attend all coordinated training for case managers within the homeless provider system. Each provider agency is expected to send at least one staff member and share all lessons learned with all housing case management staff. Monmouth County, in collaboration with the Monmouth County Homeless Services Collaborative, will coordinate training for ESG staff so that Rapid Re-housing Program clients within the region are receiving the same quality of service across providers. The Collaborative will also host regular meetings of provider program staff to share best practices and engage in collective problem solving as the community works toward an integrated system for clients. Meetings will be facilitated by Monmouth County Homeless Services Collaborative/Monmouth County staff.

Evaluating eligibility for families and individuals

Monmouth County anticipates targeting individuals and families in shelter, transitional housing, or emergency hotel/motel placement for assistance through the Rapid Re-housing Program.

Intake and Assessment

Case managers will use an intake assessment tool approved by the Coordinated Systems Subcommittee of the Homeless System Collaborative to identify clients' barriers to housing. The tool will help case

managers consistently review client situation, understand eligibility, and begin the process of determining needed services and/or financial assistance. Using the tool will facilitate an objective review of each client's current situation which will be consistent among providers, rather than the relying upon the subjective opinion of the assigned case manager.

Any client assessed for potential assistance with ESG funds must meet the below-listed criteria to become eligible for rapid re-housing assistance. Any new client entering into shelter must also undergo a complete assessment to understand client needs and barriers and match the client to the most appropriate services provider.

Eligibility Criteria

Any client receiving rapid re-housing assistance must meet the HUD criteria for determining homelessness as either literally homeless, or fleeing/attempting to flee domestic violence, as discussed in participant eligibility. The participant shall have an annual income that is 30% of median family income for the area or less as determined by HUD and the participant shall lack sufficient resources and support networks necessary to retain housing without ESG assistance.

Duration and amount of assistance

To ensure program participants will receive the same level of service, regardless of which provider used to access services, Monmouth County will not permit providers to set their own maximum standards for assistance.

A client is eligible to receive up to 12 months assistance in a 2 year period as determined by the certification process required for all ESG clients. It is the case manager's responsibility to document client need and ensure that ESG is the most appropriate assistance for this client.

Clients are eligible to receive the following financial assistance through the Rapid Re-housing Program:

- Rental Application Fees (when charged by owner to all applicants)
- Security Deposits (no more than 2 months' rent)
- A total of 12 months of Rental Assistance according to the following schedule:
 - o 100% of rent for first 6 months of assistance
 - o 30% of rent for second 6 months of assistance

Additionally, clients receiving financial assistance must also be provided with case management services on a monthly basis, including:

- Housing Search and Placement
- Housing Stability Case Management
- Mediation
- Legal Services
- Credit Repair
- Assistance to access mainstream benefits

Case managers and program managers are encouraged to provide more than the minimum required services through case management. ESG Rapid Re-Housing clients must have reassessments at least annually, although case managers will be required to have regular (monthly) home and office visits with clients.

Any ESG Rapid Re-housing provider must provide housing location assistance for clients as a part of its full housing relocation and stabilization services. Providers are expected to have at least one staff member dedicated to finding appropriate housing and developing relationships with affordable housing providers so that ESG clients have access to housing choice through the provider, rather than the expectation that clients must navigate the system on their own.

As part of the requirement for comprehensive case management for housing stability, all case managers are expected to complete, at a minimum, an in-person follow-up with clients 30 days after exiting the program. In addition, it is expected that case managers maintain a reasonable case load to be able to provide quality housing case management to each of her or his clients.

For programs providing rapid re-housing assistance to clients with high barriers and mental illness and/or substance abuse, Monmouth County requires that case managers must conduct home visits at least bi-weekly for the first three months receiving assistance.

Case managers and program managers are encouraged to provide more than the minimum required services through case management.

Rental Assistance Standards

Monmouth County recognizes that high deposits for rental application and initial utility services is often an incentive for providing services or housing to clients with high barriers to housing or who may be seen as a risk. Service Providers are allowed to include rental and utility deposits as part of the housing relocation and stabilization services.

Security deposits can be for up to two months of rent for the client. Deposits may remain with the client if they are stably housed once the program has completed providing assistance. If a client leaves a program before completing assistance or leaves their housing prior to completing case management, the provider must track and return the deposit.

Monmouth County expects all case managers and housing specialists to work closely with housing providers and establish trusting relationships among landlords in a way that will encourage property owners and managers to waive application fees for rental properties. Recognizing that this will not always be possible, application fees can be included as a housing relocation cost, so long as the client is only completing one application at a time. Monmouth County will not fund the fees for multiple applications simultaneously.

Rent Reasonableness and Fair Market Rents (FMR)

ESG Rental assistance can be provided only when the rent, including utilities, for the housing unit:

- Does not exceed the Fair Market Rent (FMR) established by HUD for each geographic area, as provided under 24 CFR 888 and 24 CFR 982.503; and
- Complies with HUD's standard of rent reasonableness, as established under 24 CFR 982.507.

Note that Gross Rent is the sum of the rent paid to the owner plus, if the tenant pays separately for utilities, the monthly allowance for utilities established by the public housing authority for the area in which the housing is located. For purposes of calculating the FMR, utilities include electricity, gas, water and sewer, and trash removal services but not cable or satellite television service, or internet service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner. Rent must also be reasonable when compared to other units of similar location, type, size, and amenities within the community.

Habitability Standards

Agencies providing rental assistance with ESG Rapid Re-housing funds will be required to ensure each unit meets the following minimum standards for permanent

- Structure and materials—The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Space and security—Each resident must have adequate space and security for themselves and their belongings and an acceptable place to sleep.
- Interior air quality—Each room or space must have proper ventilation and be pollutant free.

- Water supply must be free of contamination.
- Sanitary facilities—Residents must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal environment—The housing must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity—The structure must have adequate and appropriate lighting and safe electrical sources.
- Food preparation—All food preparation areas contain suitable space and equipment to store, prepare, and serve safe and sanitary food.
- Sanitary conditions—The housing must be in sanitary condition.
- Fire safety:
 - There must be a second means of exiting the building in the event of an emergency.
 - Each unit must include at least one properly working smoke detector on each occupied level of the unit, located when possible in a hallway adjacent to a bedroom.
 - If the unit is occupied by a hearing-impaired person, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom he or she occupies. ○ The public areas of the housing must be equipped with a sufficient number of detectors, but not less than one for each area.

Payment Procedures

- Voucher, W-9, Lease, Landlord Agreement, Client Participation Agreement,
- Rental assistance agreement between provider and landlord is required as well as written lease agreement between client and landlord.

ESG Applicant Certifications

The Applicant assures and certifies that it will comply with the regulations, policies, guidelines, and requirements with respect to the acceptance and use of federal funds for this federally assisted program, if approved for funding. Also, the Applicant must give assurances and certifies with respect to the grant that:

- a. The Applicant possesses the legal authority to make a grant submission, the carry out the programs for which it is seeking funding, and undertake the proposed program under State and local law and in accordance with applicable HUD regulations.
- b. Prior to the submission of this Request for Funding Application, the Applicant has obtained the written support of the municipality in which the project is to be undertaken if the project consists of the renovation, rehabilitation, major rehabilitation, or conversion of a building for use as a new facility.
- c. The Applicant will work to affirmatively further fair and affordable housing, take appropriate actions to overcome the effects of any impediments identified to fair and affordable housing choices for low- and moderate-income individuals and families. Further, the Applicant will agree to maintain records reflecting actions taken to affirmatively further fair and affordable housing.
- d. The Applicant will administer the grant, if provided, in accordance with the Emergency Solutions Grants Program regulations defined in 24 CFR Part 576 and other Federal regulations, policies, guidelines and requirements. This includes those outlined in OMB Circulars nos. A-110, A-122, and A-133, as applicable as they relate to the acceptance and use of federal funds under this federally assisted program, and the Uniform Administrative and Program Management Standards and Cost Principles contained in 24 CFR Part 54 and 85;
- e. It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and will follow the County's a residential anti-displacement and relocation assistance plan subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act, as amended, in connection with any activity assisted with funding under the Emergency Shelter Grants Program.

Applicant will take all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of a project assisted with Emergency Solutions Grant funds.

- f. To the best of the jurisdiction's knowledge and belief:
- No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
 - If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 - It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.
- g. The housing activity to be undertaken with Emergency Solutions Grants program funds are consistent with the County's approved Consolidated Plan.
- h. It will comply with section 3 of the Housing and Urban Development Act of 1968, and its implementing regulations at 24 CFR Part 135.
- i. The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.
- j. The Applicant with the lead-based paint regulations at 24 CFR Parts 35, 968, and 1000;
- k. The Applicant is using and will use Emergency Solutions Grants funds for eligible activities and costs, as described in 24 CFR § 576.21 and that it is not using and will not use Emergency Solutions Grants funds for prohibited activities.
- l. Before committing any funds to a project, it will evaluate the project in accordance with the guidelines governing the Emergency Solutions Grants Program and will not invest any more ESG funds in combination with other Federal assistance than is necessary to provide affordable housing;

- m. It will give HUD, the Comptroller General, Monmouth County Community Development Program, or any other authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant, if approved.
- n. The Applicant will provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policymaking entity of the Applicant, to the extent that such entity considers and makes policies and decisions about any facility services or other assistance with ESG funds (in accordance with U.S.C. 11375 (d)). HUD may grant waivers for applicants unable to meet the requirements under the preceding sentence if the applicant agrees to otherwise consult with homeless or formerly homeless individuals in considering and making such policies and decisions.
- o. The Applicant will, to maximum extent practicable, involve through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities or in providing services for occupants of facilities assisted with ESG funds, in accordance with 42 U.S.C. 11375 (c)(7).
- p. The Applicant has developed and implemented procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter assisted with ESG funds will, except with written authorization of the person or persons responsible for the operation of such shelter, not be made public, in accordance with 42 U.S.C. 11375 (c)(5).
- q. The Applicant shall be required to supplement ESG Program assistance with an equal amount of funds from sources other than ESG funds. The Applicant shall describe the sources of amounts of such supplemental funds in its application for Emergency Shelter Grant funds.
- r. The Applicant's internal controls and financial management systems conform to specific administrative requirements set forth in 24 CFR Part 84.
- s. The Applicant certifies that no person –
 - (1) Who is an employee, agent, consultant, officer, or elected or appointed official of the Applicant or County that receives Emergency Solutions Grants funds;
 - (2) Who exercises or has exercised any functions or responsibilities with respect to any assisted activities;
 - (3) Who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either from him or herself or for those with whom he or she has a family or business ties, during his or her tenure, or for one year thereafter.

- t. Applicant agrees that in the case of assistance involving major rehabilitation or conversion, it shall continue to maintain that building for use as an emergency shelter for homeless individuals and/or families for not less than a 10-year period.
- u. Applicant agrees that in the case of assistance involving rehabilitation (other than major rehabilitation or conversion), it shall continue to maintain that building for use as an emergency shelter for homeless individuals and/or families for not less than a 3-year period.
- v. Applicant agrees that any renovation assisted by ESG funds shall be sufficient to ensure that the shelter shall be safe and sanitary.



Monmouth County Division of Planning
Office of Community Development

Hall of Records Annex
One East Main Street
Freehold, NJ 07728
Office (732) 431-7460
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MEMORANDUM

DATE: May 15, 2015

TO: Homeless Service Providers

FROM: Monmouth County Division of Planning
Office of Community Development

RE: HUD EMERGENCY SOLUTIONS GRANT PROGRAM
January 1, 2016 - December 31, 2017

Enclosed is the application for the Emergency Solutions Grants (ESG) program for the funding cycle January 1, 2016 through December 31, 2017. The program interim rule published in Federal Register on December 5, 2011 revised the regulations for the Emergency Shelter Grants program by establishing the regulations for the Emergency Solutions Grants program which replaces the Emergency Shelter Grants program. This program is administered by the Monmouth County Planning Division, Community Development Section.

Monmouth County is soliciting proposals for the use of these funds. The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. 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

2016-2017

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. Note that the Hearth Act limits assistance in this category to individuals and families with annual incomes **below 30 percent** of median family income. **Note that this is a lower maximum income limit than under the Emergency Shelter Grant regulations.** 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.

Please Note: HUD has changed the focus of the ESG Program to encourage Prevention and Rapid Re-housing of the homeless. This is reflected in HUD's new requirement that combined street outreach and emergency shelter expenditures from each year's ESG grant cannot exceed the greater of: (1) of 60% of the County's FY2015 ESG grant award or (2) \$98,314.00 (the amount of grants funds committed to the combined total of those activities in 2010, the hold harmless amount).

Additionally, support services to post homeless clients are not considered eligible by HUD.

The staff strongly suggests you contact Debbie Dovedytis at (732) 431-7460 extension 5736 or email at debra.dovedytis@co.monmouth.nj.us no later than June 30, 2015 to schedule an appointment to review the application and discuss your project's eligibility. This appointment should be held by **Friday, July 17, 2015** to allow you adequate time to complete your application before the submission deadline.

Proposal deadline is Friday, July 24, 2015 at 4:00 p.m. Proposals MUST be hand delivered or mailed to:

**Office of Community Development
Monmouth County Division of Planning
Hall of Records Annex, 2nd Floor
1 East Main Street
Freehold, NJ 07728**

If you would like an electronic version of the application, then please email debra.dovedytis@co.monmouth.nj.us.

Each applicant will be responsible for making a presentation before the ESG Committee on Friday, August 7, 2015 at the Monmouth County Division of Planning office.

Thank you for your continuing efforts to address the needs of the homeless in Monmouth County.

2016-2017



**Emergency Solutions Grant Program
2016 Grant Application & Instructions**

Application Deadline:
Friday, July 24, 2015

Submit to:

**Monmouth County Division of Planning
Office of Community Development
Attention: Debbie Dovedytis
Hall of Records Annex
1 East Main Street, 2nd Floor
Freehold, NJ 07728**

2016-2017

I. SUBMISSION REQUIREMENTS

Supply the Community Development Office with an original and **ten** copies of your completed application.

Submit your application to the Community Development Office on or before 4:00 pm on Friday, July 24, 2015. No applications received after this date will be considered.

Mail or deliver your original and copies to:

Monmouth County Division of Planning
Office of Community Development
ATTENTION: Debbie Dovedytis
Hall of Records Annex
1 East Main Street, 2nd Floor
Freehold, NJ 07728

Use the Table of Contents forms provided to present your application in the exact order shown. Where appropriate, insert your own pages and title them with headings from the Table of Contents. Provide page numbers in your Table of Contents.

Use all the forms that have been provided. Use the Table of Contents as a checklist to be sure you have submitted or accounted for all the information requested.

Make your documentation detailed and complete. Be realistic. Take on a project that you will be able to handle. Consider your capacity to manage and complete the project in a timely manner.

NOTES: Only firm, realistic, and well-documented projects will be funded.

On the following pages, there are instructions that tell you how to fill out this application.

Please respond to every item, writing "**NOT APPLICABLE**" if the item is not applicable to your program/project. Return ALL pages.

Call the Community Development Office at (732) 431-7460 extension 5736 with any questions.

II. DEFINITIONS

Eligible Applicant – 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

At risk of Homelessness

A. An individual or family who:

- (i) Has an annual income **below 30 percent of median** family income, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g. family, friend, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place.
- (iii) Meets one of the following conditions:
 - (1) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.
 - (2) Is living in the home of another because of economic hardship.
 - (3) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.
 - (4) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals.
 - (5) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau.
 - (6) Is existing a public funded institution, or system of care (such as health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (7) Otherwise, lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

B. A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(H)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b) (15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

C. A child or youth who does not qualify as "homeless" under this section, but qualified as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Homeless means:

A. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human

- beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.
- (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals; or
 - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
- B. An individual or family who imminently lose their primary nighttime residence, provided that:
- (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - (ii) No subsequent residence has been identified; and
 - (iii) The individual or family lacks the resources or support networks, e.g. family, friends, faith-based or other social networks, needed to obtain other permanent housing.
- C. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of The Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), Section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - (iii) Have experience persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barrier to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history or incarceration or detention for criminal activity, and a history of unstable employment; or
- D. An individual or family who:
- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking or other dangerous or life threatening conditions that relate to violence against the individual's or family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
 - (ii) Has no other residence; and
 - (iii) Lacks the resources or support network, e.g. family, friends, faith based or other social networks, to obtain other permanent housing.

Emergency Shelter means:

Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements may continue to be funded under ESG.

Lead-Based Paint Hazards - Emergency Solutions Grant Program subgrantees 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 subgrantees 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 Subpart 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. Contact the County Community Development staff to find out whether the lead-based paint requirements apply to your housing assistance program.

IV. ELIGIBLE ACTIVITIES

The following is an explanation of eligible activities under the Emergency Solutions Grants Program. The ESG program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents; (5) rapidly re-house homeless individuals and families; and (6) prevent families and individuals from becoming homeless. The regulations governing eligible activities are set forth in 576.101 through 571.107.

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.

Engagement - Activities to locate identify and build relationships with **unsheltered homeless people** for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.

Case Management-Assessing housing and service needs, and arranging, coordinating, monitoring the delivery of individualized services.

Emergency Health Services - Outpatient treatment of urgent medical conditions by licensed medical professionals in community-based setting (e.g. streets, parks, and campgrounds) to those eligible participants unwilling or unable to access emergency shelter or an appropriate healthcare facility.

Emergency Mental Health Services - Outpatient treatment of urgent mental health conditions by licensed professionals in community-based settings (e.g., street, parks and campgrounds) to those eligible participants unable or unwilling to access emergency shelter or an appropriate healthcare facility.

Transportation-Travel by outreach workers, social workers, medical professionals or other service providers during the provision of eligible street-outreach services

Emergency Shelter

Essential Services such as 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

Case management- Assessing, arranging, coordinating, and monitoring the delivery of individualized services within a shelter setting. Eligible costs may include: initial evaluation including verifying and documenting eligibility; counseling; developing, securing and coordinating services including Federal, state and local benefits; monitoring and evaluating program participant progress; safety planning with victims of domestic violence; and developing an individualized housing and service plan.

Child care-Licensed child care for program participants with children under the age of 13, or disabled children under the age of 18

Education Services- Instruction or training to enhance participants' ability to obtain and maintain housing: literacy, English literacy, GED, consumer education, health education, and substance abuse prevention. Eligible cost include: educational services/skill-building; screening, assessment and testing; individual or group instruction; tutoring.

Employment Assistance and Job Training- Services to assist participants to secure employment and job training programs

Outpatient Health Services-Direct outpatient treatment of medical conditions provided by licensed medical professionals.

Legal Services- Necessary legal services regarding matters that interfere with the program participant's ability to obtain and retain housing as well as legal representation and advice to resolve legal problems that prevent participants from obtaining or retaining permanent housing

Life Skills Training-Instruction in critical life management skills necessary to assist the program participant to function independently in the community, such as: budgeting resources; managing money; managing a household; resolving conflict, and parenting

Mental Health Services-Direct outpatient treatment of mental health conditions by licensed professionals, including: crisis interventions; individual, family or group therapy sessions; prescription of psychotropic medications or explanations about the use and management of medications; and combinations of therapeutic approaches to address multiple problems

Substance Abuse Treatment Services-Substance abuse treatment services provided by licensed or certified professionals, designed to prevent, reduce, eliminate or deter relapse of substance abuse or addictive behaviors.

Transportation- Costs of travel by program participants to and from medical care, employment, child care, or other facilities that provide eligible essential services; and cost of staff travel to support provision of essential services.

Services for Special Populations-Otherwise eligible essential services tailored to address the special needs of homeless **youth**, victims of **domestic violence** & related crimes/threats, & people living with **HIV/AIDS** in emergency shelters.

Shelter Operations-Costs to operate and maintain emergency shelters and also provide other emergency lodging when appropriate. Hotel or motel vouchers for families or individuals are only eligible when no appropriate emergency shelter is available. Eligible Shelter Operation costs include maintenance, rent, repair, security, fuel, equipment, insurance, utilities, and furnishings.

Ineligible operating or maintenance costs include:

- Recruitment or on-going training of staff
- Depreciation
- Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about organization, surveys, etc.)
- Staff training, entertainment, conferences, or retreats
- Public relations or fund raising
- Bad debts / late fees
- Mortgage payments

Homelessness Prevention

Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to prevent the individual or family from becoming homeless if:

- Annual income of the individual is **below 30 percent** of median family income. **Note – this is a lower maximum income limit than under the Emergency Shelter Grant regulation.**
- 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.

Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, tenant legal services, and credit repair.

Eligible costs include efforts to **prevent homelessness** such as financial assistance to families who have received eviction notices or notices of termination of utility services if:

- a) The inability of the family to make to make the required payments is due to a sudden reduction in income;
- b) The assistance is necessary to avoid the eviction or termination of services;
- c) There is reasonable prospect that the family will be able to resume payments within a reasonable period of time; and
- d) The assistance will not supplant funding for preexisting homelessness prevention activities from other sources.

Ineligible Prevention Costs include direct payments to individuals and long-term assistance beyond several months.

Rapid Re-housing

Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

Eligible costs include 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.

Short-and Medium-Term Rental Assistance

- **Tenant Based Rental Assistance**-program participants select a housing unit in which to live (may be within a specified service area) and receive rental assistance.
- **Project Based Rental Assistance**-recipients or subrecipients identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit and subsidize its rent so that eligible program participants have access to the units.

Housing Relocation and Stabilization Services and Short-and Medium-Term Rental Assistance Requirements and Restrictions:

- **Case Management:**
Participants must meet with a case manager at least once a month for the duration of assistance, except where funding under VAWA or FVSP prohibits the recipient or subrecipient from making shelter or housing conditional upon the receipt of services.
- **Supportive Services & Benefits:**
Participants must be assisted, as needed, in obtaining appropriate supportive services like medical or mental health treatment or services essential for independent living as well as Mainstream benefits like Medicaid, SSI, or TANF
- **Compliance with FMR limits and Rent Reasonableness**
- **Compliance with Minimum Habitability Standards**
- **Rental Assistance Agreement and Lease Standards:**
The rental assistance agreement must set forth the terms under which rental assistance will be provided. Each participant receiving rental assistance must have a legally binding, written lease (between the owner and participant) for the rental unit, unless the assistance is solely for rental arrears. Project based rental assistance leases must have an initial term of one year.
- **Cannot use with other Subsidies:**
No rental assistance can be provided to a household that is also receiving rental assistance from another public source for the same time period (except 6 months of arrears). Rental assistance may not be provided to participants who are currently receiving replacement housing payments under the URA (Uniform Relocation Assistance)
- **Late Payments:**
The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The recipient or subrecipient must make timely payments to owners in accordance with the rental assistance agreement. The recipient or subrecipient is solely responsible for paying (with non-ESG funds) late payment penalties that it incurs.
- **Maximum Period of Use:**
The **total period** for which any program participant may receive the services must not exceed 24 months during any 3-year period.

- **Discretion to Set Cap:**

The recipient may also set a maximum dollar amount and maximum period for which a program participant may receive any of the types of assistance or services described within the regulatory maximums.

III. OTHER REQUIREMENTS

HMIS Participation

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.

Minimum Period of Use

Street Outreach: Street outreach services must be provided for at least the period of time for which ESG funds are committed for that purpose.

Emergency Shelter: Where ESG funds are used solely for essential services or shelter operations, services or shelter must be provided to homeless individuals and families at least for the period during which the ESG funds are provided.

*****New HEARTH Act Expenditure Limits**

Combined street outreach and emergency shelter, expenditures from each fiscal year's ESG grant cannot exceed the greater of:

- a) 60% of that fiscal year's total ESG grant award
- b) The amount of Fiscal Year grant funds committed for homeless assistance activities.

Limitations – Primarily Religious Organizations

1) Assistance may be provided under this part to a grantee or recipient that is a primarily religious organization if the primarily religious organization agrees to provide all eligible activities under this program in a manner that is free from religious influences and in accordance with the following principles:

- a) It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preference in employment to persons on the basis of religion;
- b) It will not discriminate against any person applying for shelter or any of the eligible activities under this part on the basis of religion and will not limit such housing or other eligible activities or give preference to persons on the basis of religion; and
- c) It will provide no religious instruction or counseling, conduct no religious services or worship (not including voluntary nondenominational prayer before meetings), engage in no religious proselytizing, and exert no other religious influence in the provision of shelter or other eligible activities under this part.
- d) The leased structure will be used exclusively for secular purposes available to all persons;
- e) The lease payments paid to the primarily religious organization do not exceed the fair market rent for the structure before the renovation, rehabilitation, or conversion;

2) Assistance to a wholly secular private nonprofit organization.

- a) A primarily religious organization may establish a wholly secular private nonprofit organization to serve as recipient. The secular organization may be eligible to receive all forms of assistance available under this part, subject to the following:
- b) The secular organization must agree to provide shelter and services eligible under this part in a manner that is free from religious influences and in accordance with the principles set forth in paragraph (a)(1) of this section.
- c) The secular organization may enter into a contract with the religious organization to provide essential services or undertake homeless prevention activities. The religious organization must agree in the contract to carry out its contractual responsibilities in a manner free from religious influences and in accordance with the principles set forth in paragraph (a)(1) of this section.

Environmental Reviews

Before an applicant will be authorized to incur costs for ESG funded projects the Community Development staff must complete an environmental review. In accordance with HUD regulations regarding the ESG Program, the county is responsible for completing an environmental review for each project funded by ESG. These reviews will be done by the Environmental Section of the Monmouth County Planning Board in consultation with the Community Development staff. All environmental reviews are subject to the provisions of the National Environmental Policy Act of 1969 and related authorities listed in part 58 of this title.

Project Agreement

After a provider's project is approved for funding by the Monmouth County Board of Chosen Freeholders, the provider will be required to execute a Project Agreement with the county for each project that is funded by ESG. The Community Development staff will prepare the agreement and schedule a pre-clearance meeting with each provider funded with ESG funds.

Pre-Clearance Meeting

At the pre-clearance meeting, the staff will explain the requirements of the ESG program. The provider will receive three copies of the agreement that they must execute and return to the staff.

Clearance Notification Form

After the agreement has been fully executed, the staff will issue a Clearance Notification Form that authorizes the provider to begin incurring costs for the funded project. You must **NOT** incur costs for ESG projects prior to the receipt of the Clearance Notification Form.

IV. APPLICATION INSTRUCTIONS

1. **TITLE PAGE:** Use this Form. The certifying statement at the bottom of the form must be signed by the chief executive officer of the non-profit organization.
2. **TABLE OF CONTENTS:** Place this sheet immediately following the Title Page of your application. Type in the page numbers that correspond to the sections in the application. Keep your application in order.
3. **FUNDING REQUEST SUMMARY:** Fill in the information requested on the Funding Request Summary.
4. **SOURCE of MATCHING FUNDS:** The Emergency Solutions Grant program **requires** a dollar-for-dollar match for all ESG funds allocated to any project. If funds are being requested from other sources, indicate the pertinent information on this form.

An applicant may provide matching funds itself or through matching funds or volunteer efforts provided by another agency or group. Funds used to match a previous ESG grant may not be used to match a subsequent grant.

The following can be used in calculating the amount of matching funds provided:

- Cash;
- Value or fair rental value of any donated material or building;
- Value of any lease on a building;
- Any salary paid to staff to carry out the program of the provider; and
- Value of the time and services contributed by volunteers to carry out the program of the provider at a current rate of **\$5** per hour.

NOTE: Volunteers providing professional services such as medical or legal services are valued at the reasonable and customary rate in the community.

All donations of materials, buildings or time and services must be documented. To verify the commitment of such funds, please provide documentation from the funding source indicating the amount and any conditions regarding the use of such funds.

THIS SECTION MUST BE COMPLETED. IF THERE ARE NO MATCHING FUNDS USED WITH THIS PROJECT, TYPE "NO MATCHING FUNDS" ON THE FORM AND SUBMIT WITH APPLICATION.

5. **PROJECT DESCRIPTION:** Briefly describe your project, making sure you address the following points:
- A. Describe each activity that will be undertaken. Explain how you will carry out the activities and identify any other agencies that will be involved.
 - B. In order to be considered eligible for funding with Emergency Solutions Grants Program funds a project must directly assist homeless individuals and/or families or those threatened with or at risk of homelessness.
 - C. Describe the extent to which the proposed project involves a long-term solution to the problem you have identified. Describe how your program will help the homeless to become self-sufficient as well as address the need to end chronic homelessness.
 - D. Identify the number of homeless people who are or who will be served by the shelter, transitional housing facility or service by the following categories:
 - TANF Eligible Families
 - Non-TANF Eligible Families
 - EA/GA Eligible Individuals
 - Non-EA/GA Eligible Individuals

Describe Homeless Population to be Served and where they will come from. Please provide demographic information including, but not limited to: age; gender; single or two-parent families; single adults; children aging-out of the foster care system. Also discuss whether the population your project will serve will include but not be limited to: (formerly) substance abusers; mentally ill, MICA; chronically homeless; victims of domestic violence; or disabled.
 - E. **Location of Activity:** Clearly identify the location of your project on a map (e.g., Tax Map). Describe the location of the activity referring to your project location maps.
 - F. **Identification of Needs:** Describe the need for the project for which you are requesting funds. Be specific and provide complete details about the problem that needs to be addressed.
6. **EXPERIENCE WITH and SUPPORTIVE SERVICES to be PROVIDED to HOMELESS CLIENTS:** Fully describe the supportive services that will be available to clients, i.e. health care screening, mental health counseling, day care, transportation, information and referral, housing placement, employment and training, etc during their stay at the facility.
- a. Indicate whether the services are to be provided on-or off-site;
 - b. Fully describe those services that are to be provided off-site, including the names of agencies providing the service; and
 - c. Describe how residents will access the off-site services. Provide copies of written affiliation agreements with provider agencies covering the delivery of off-site supportive services.

Fully describe the case management services that will be provided to program clients during their stay at the facility. At a minimum, on-site case management services should include:

- a. Intake process;
 - b. Assessment of client needs;
 - c. Development of an individual or family action plan which documents the mutually agreed upon goals, activities and services designed to stabilize clients and assist them in securing permanent housing;
 - d. Specific program elements used to assist clients in obtaining permanent housing; and
 - e. Ongoing evaluation of client progress toward permanent housing.
 - f. Assistance residents will receive to help them identify, apply for, and obtain benefits under mainstream health and social services programs for which they may be eligible. Mainstream health and social services programs include, but are not necessarily limited to: TANF; Medicaid; SCHIP; SSI; Food Stamps; Workforce Investment Act and Veterans Health Care programs.
 - g. Provide an operational staffing plan for the project which describes the type and number of staff providing client services, the case manager to client ratio (1:20 maximum), as well as administrative services. Include shift scheduling and a job description for each staff title listed.
7. **ANNUAL OPERATING BUDGET FOR PROPOSED PROJECT and SOURCES of OPERATING FUNDS:** Provide an annual operating budget to demonstrate the applicant's financial ability to continue to operate the shelter or transitional housing facility program. The operating budget should include at a minimum the cost for personnel (with each title listed separately) fringe benefits, consultant and contract services, travel and transportation, space costs, utilities and rentals, consumable supplies, rental or purchase of furnishings and equipment and other costs such as insurance, postage, telephone, etc. All sources of funds should be identified, including public and private funds. Include documents of commitment or intent to commit operating funds.
8. **DOCUMENTATION OF COSTS:** Describe the cost of the activity and how it was estimated. If construction is involved, provide quotations from three independent sources, such as contractors or architects. The quotation must be submitted on the letterhead of the independent source.
9. **PROJECT SCHEDULE:** Prepare a project schedule that shows the proposed starting date, duration, and completion date of each activity. For instance, your schedule for a construction project should show the anticipated timing for securing approvals, preparation of plans, specifications, and cost estimates, projected bidding date, and expected date of construction, final inspection and hiring of staff. For a services-only project, your schedule should identify stages of the project and the timing of anticipated expenditures.
- The schedule should refer to weeks and/or months following the starting date of the contract rather than to actual dates. Please note any activities that are subject to time constraints, such as construction which must be done in warm weather or time for obtaining required permits. **The project must be completed, all services provided, and all ESG funds expended by December 31, 2017.**
10. **STATUS OF PERMITS:** List all local and/or state permits, licenses, approvals, and municipal actions required for your proposed activities, e.g. building permits, zoning

variances, CAFRA permits, Pineland Commission approvals, wetlands or floodplain permits, etc., and the time estimated to obtain them. Also, list all state (e.g., NJ Department of Community Affairs) or municipal licenses required to operate your facility or program. Confirming letters from non-local agencies will strengthen your application. Briefly describe any difficulties (if any) you may have in obtaining zoning approvals or other permits. This may be inserted at the bottom. However, if any additional space is required, a separate page should be included.

11. ENVIRONMENTAL CONDITIONS: Indicate whether the property is either listed or eligible for listing on the National and State Registers of Historic Places.

If the project includes renovations or rehabilitation to a building they must supply a letter from the New Jersey State Historic Preservation Office approving the proposed renovations.

Indicate whether the property is located in a floodplain or wetland. Check copies of the appropriate Federal Flood Insurance Rate Map and Wetland Map.

Describe whether the shelter or transitional housing facility will be negatively impacted by hazardous operations (including the storage of petroleum products, chemicals of an explosive or flammable nature, and toxic or radioactive materials). At a minimum, the applicant should be aware of whether or not the shelter or transitional housing facility is within 1000 feet of the site and whether any industrial facilities have outside storage tanks. The specific chemicals or petroleum products contained in the tanks should be identified.

Identify any facilities or infrastructure that generate excessive noise levels in the vicinity of the project. These would include airports (within fifteen miles), rail facilities (within 3000 feet), and major highways (within 1000 feet).

12. INTERNAL CONTROLS / FINANCIAL MANAGEMENT SYSTEM: Describe the internal controls (i.e., combination of policies, procedures, defined responsibilities, personnel, records, budget controls, cash management, accounting controls, procurement and property controls) that allow an agency to maintain adequate oversight and control of its finances.

Describe how your agency's financial management system will comply with the requirements of the Emergency Shelter Grants (ESG) Program. Identify the name, title, credentials, and experience of the person(s) who will be responsible for the financial management system of this grant and describe his/her duties and responsibilities, including the person(s) responsible for the coordination/administration of the project, including, but not limited to client qualification, file maintenance, construction management, etc. Identify any professional services you plan to contract for, such as auditors, architects, engineers, consultants and attorneys. Indicate why they are needed and how their services will be used. **(NOTE: Professional services are not an eligible activity under the Monmouth County ESG Program.)**

Make sure your narrative discusses each of the following topics.

- (a) Accurate, current, and complete disclosure of the financial results of each federally-sponsored project.
- (b) Records that identify adequately the source and application of funds for federally-sponsored activities. These records shall contain information pertaining to Federal

awards, authorizations, obligations, unobligated balances, assets, outlays, income, and interest.

- (c) Effective control over and accountability for all funds, property and other assets. Recipients shall adequately safeguard all such assets and assure they are solely for authorized purposes.
- (d) Comparison of outlays with budget amounts for each award.
- (e) Written procedures to minimize the time elapsing between the receipt of funds...and the issuance or redemption of checks...for program purposes by the recipient.
- (f) Written procedures for determining the reasonableness, allocability, and allowability of costs in accordance with the provisions of Federal cost principles [Circular A-122] and the terms and conditions of the award.
- (g) Accounting records including costs accounting records that are supported by source documentation.

13. **NONPROFIT ORGANIZATION RESOLUTION:** A resolution of the nonprofit organization must be duly executed and submitted as part of this application package. The resolution must have the original signatures and a raised seal of the nonprofit organization. The following is a sample resolution. You may use the format provided in the Application Forms section or prepare a comparable resolution of your own choosing.

14. **CERTIFICATE OF INCORPORATION:** Nonprofit organizations must submit **one copy (not ten)** of their Certificate of Incorporation, Articles of Incorporation, and By-laws. The names and status of all board members must be identified.

Only the original application must contain the following:

- a) **verification of IRS 501c(3) status**
- b) **a copy of your agency's most recently completed audit.**

15. **CERTIFICATION of NON- DISCRIMINATION:** Each religious entity identified as a recipient of funds for eligible activities must certify its compliance with the conditions set forth in this statement. If your organization is not a religious organization (consult your articles of incorporation), you need not complete this statement.

16. **APPLICANT CERTIFICATIONS:** Each applicant identified as a recipient of funds for eligible activities must certify its compliance with the conditions set forth in this statement. Further, since the form of the certifications is prescribed by the U.S. Department of Housing and Urban Development, the applicant must agree to execute any amendments to or revised versions of these certifications as a condition of funding.

V. APPLICATION FORMS

Agency Name _____ Project Title _____

1. TITLE PAGE

MONMOUTH COUNTY
EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM
FY 2016 – 2017 APPLICATION

Project Information

Amount Requested:

Project Title:

Address of Project:

City/ State:

Zip Code:

Applicant Information

Name of Applicant:

EIN#:

DUN#:

Address:

City/State

Zip Code:

Federal Employer I.D. Number

Name and Title of Chief Executive Officer

Name of Chief Financial Officer

Project Contact

Name, Title, and Address of Person who will be Coordinating the Project

Name

Title:

Address

City/State

Zip Code:

Phone:

Fax Number:

Email Address:

Certification: To the best of my knowledge and belief, the data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurance if the assistance is provided.

Name _____

Chief Executive Officer

Signature _____

Agency Name _____ Project Title _____

EMERGENCY SOLUTIONS GRANT PROGRAM APPLICATION
2. TABLE OF CONTENTS

	Page Number
Title Page	_____
Table of Contents	_____
Funding Request Summary	_____
Source of Matching Funds	_____
Project Description & Location	_____
Experience with and Supportive Services to be Provided to the Homeless Clients	_____
Documentation of Costs	_____
Annual Operating Budget for Proposed Project and Sources of Operating Funds	_____
Project Schedule	_____
Status of Permits	_____
Environmental Conditions	_____
Internal Controls / Financial Management System	_____
Resolution Non-Profit Organization	_____
Incorporation Documents	_____
Evidence	_____
Non-Discrimination Statement	_____
Certifications	_____

Agency Name _____ Project Title _____

EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM		
3. FY 2016-2017 FUNDING REQUEST SUMMARY		
ELIGIBLE ACTIVITY CATEGORY	AMOUNT REQUESTED	AMOUNT APPROVED (for CD Office Use ONLY)
STREET OUTREACH		
Engagement		
Case Management		
Emergency Health Services		
Emergency Mental Health Services		
Transportation		
Services to Special Populations		
SUB-TOTAL STREET OUTREACH		
EMERGENCY SHELTER-ESSENTIAL SERVICES		
Case Management		
Child Care		
Education Services		
Employment Assistance and Job Training		
Outpatient Health Services		
Legal Services		
Life Skills		
Mental Health Services		
Substance Abuse Treatment Services		
Transportation		
Service for Special Populations		
Other, specify		
SUB-TOTAL ESSENTIAL SERVICES		
EMERGENCY SHELTER OPERATIONS		
Maintenance		
Rent		
Security		
Utilities		
Fuel		
Furnishings		
Equipment		
Supplies for operation		
Food		
Hotel/Motel voucher for family or individual		
SUB-TOTAL SHELTER OPERATIONS		
HOMELESSNESS PREVENTION / RAPID RE-HOUSING		
Mortgage Arrears		

Agency Name _____ Project Title _____

Rent Arrears		
Utility Arrears		
Short-Term Rental Assistance		
Medium-Term Rental Assistance		
Security Deposits		
Utility Deposits		
Other, specify		
SUB-TOTAL HOMELESSNESS PREVENTION/RAPID RE-HOUSING		
GRAND TOTAL		

Agency Name _____ Project Title _____

4. SOURCE of MATCHING FUNDS

NOTE: Only Funds that will be applied to the activity for which funds are being requested should be reported here. A letter of commitment or other documentation **must** be included for each funding amount.

NAME & ADDRESS OF ORGANIZATION	PURPOSE OF FUNDS	AMOUNT	COMMITMENT?	
			Y	N

Agency Name _____ Project Title _____

5. PROJECT DESCRIPTION & LOCATION

Type of Application (check which apply):

New Activity Continuation Revision

Indicate Program(s) and Service(s) with an X:

- | | |
|---|---|
| <input type="checkbox"/> Emergency Shelter Facilities | <input type="checkbox"/> Transitional Housing |
| <input type="checkbox"/> Vouchers for Shelters | <input type="checkbox"/> Street Outreach |
| <input type="checkbox"/> Drop-In-Center | <input type="checkbox"/> Soup Kitchen/Meal Distribution |
| <input type="checkbox"/> Food Pantry | <input type="checkbox"/> Health Care |
| <input type="checkbox"/> Mental Health | <input type="checkbox"/> HIV/AIDS Services |
| <input type="checkbox"/> Alcohol/Drug Program | <input type="checkbox"/> Employment |
| <input type="checkbox"/> Child Care | <input type="checkbox"/> Homeless Prevention |
| | <input type="checkbox"/> Rapid Re-Housing |

Other _____

What is Your Target Population (Select All that Apply):

- | | |
|---|--|
| <input type="checkbox"/> Veterans | <input type="checkbox"/> Single Parent with Children |
| <input type="checkbox"/> Single Individuals | <input type="checkbox"/> Intact Families |
| <input type="checkbox"/> Special Needs Individuals (Mental/Physical Disabilities) | |

Address of Project: _____

Agency Name _____ Project Title _____

Indicate Anticipated Number of Homeless Families to be Housed by Facility Type:

Barracks	_____
Group/Large House	_____
Scattered Site Apartments	_____
Single Family Detached House	_____
Single Room Occupancy	_____
Mobile Home/Trailer	_____
Hotel/Motel	_____
Other	_____

Does the Applicant Currently Participate in the HMIS System by reporting information on clients served? (Note that participation in HMIS is a condition of receiving ESG Funding)

No

Yes

Programs reported on:

Agency Name _____ Project Title _____

Briefly describe your project, making sure to address the points identified in the application instructions (page 12, Item 5). Attach additional pages as necessary.

Agency Name _____ Project Title _____

**6. EXPERIENCE WITH and SUPPORTIVE SERVICES
to be PROVIDED to the HOMELESS**

SUPPORTIVE SERVICES:

Fully describe the supportive services that will be available to clients, and the agency's past experience with providing these services. (See instructions).
Attach additional pages as necessary.

Agency Name _____ Project Title _____

CASE MANAGEMENT SERVICES:

Fully describe the case management services that will be provided to program clients. (See instructions.)

Attach additional pages as necessary.

Agency Name _____ Project Title _____

**7a. ANNUAL OPERATING BUDGET FOR SHELTER OPERATIONS
PROJECTS**

	ESG Portion	Other Funds	Total
Personnel Attach Separate Employee List with Titles &Salaries)	\$	\$	\$
Fringe Benefits	\$	\$	\$
General & Administrative Costs	\$	\$	\$
Consultant & Contract Services			
Audit	\$	\$	\$
Legal	\$	\$	\$
Health & Social Service Contracts	\$	\$	\$
Total Consultant & Contract Services	\$	\$	\$
Travel & Transportation	\$	\$	\$
Space Costs & Rentals	\$	\$	\$
Mortgage – Principal	\$	\$	\$
Rents	\$	\$	\$
Utilities	\$	\$	\$
Security	\$	\$	\$
Cleaning & Maintenance	\$	\$	\$
Property Management Fee	\$	\$	\$
Property Taxes	\$	\$	\$
Total Space Costs & Rentals	\$	\$	\$
Consumable Supplies	\$	\$	\$
Office Supplies	\$	\$	\$
Shelter Supplies	\$	\$	\$
Shelter Food	\$	\$	\$
Maintenance Supplies	\$	\$	\$
Total Consumable Supplies	\$	\$	\$
Rental or Purchase of Furnishings & Equipment (Recurring costs not part of initial capital investment)	\$	\$	\$
Rental of Office Equipment	\$	\$	\$
Replacement of Furnishings and Equipment	\$	\$	\$
Total Rental or Purchase of Furnishings & Equipment	\$	\$	\$
Other Costs	\$	\$	\$
Insurance	\$	\$	\$
Postage	\$	\$	\$
Telephone	\$	\$	\$
Reserve Funds	\$	\$	\$
Total Other Costs	\$	\$	\$
TOTAL OPERATING BUDGET	\$	\$	\$

Agency Name _____ Project Title _____

ANNUAL OPERATING BUDGET
Use for HOMELESS PREVENTION RAPID RE-HOUSING PROJECTS only

Prevention - Mortgage Arrears	\$ _____	\$ _____	\$ _____
Prevention - Rent Arrears	\$ _____	\$ _____	\$ _____
Prevention - Utility Arrears	\$ _____	\$ _____	\$ _____
Prevention - Other, specify	\$ _____	\$ _____	\$ _____
Rapid Re-Housing – Security Deposits	\$ _____	\$ _____	\$ _____
Rapid Re-Housing – Rent Payments	\$ _____	\$ _____	\$ _____
Rapid Re-Housing – Utility Deposits & Payments	\$ _____	\$ _____	\$ _____
Rapid Re-Housing – Case Management Services	\$ _____	\$ _____	\$ _____
TOTAL:			
HOMELESSNESS PREVENTION/ RAPID RE-HOUSING	\$ _____	\$ _____	\$ _____

Agency Name _____ Project Title _____

7b. SOURCES OF OPERATING FUNDS

Private Sources (Organization & Address)	Amount
1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____
_____	\$ _____
Miscellaneous Donations	_____
Total Private Sources	\$ _____
Public Sources (Agency & Address)	
1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____
_____	\$ _____
Total Public Sources	\$ _____
Client Contributions	\$ _____
TOTAL ALL SOURCES OF FUNDS	\$ _____

NOTE: Any terms or conditions attached to public or private sources of funds should be identified, e.g., funds provided for a specific activity, or funds that must be spent within a particular period of time

PLEASE NOTE THAT SOURCES SHOULD EQUAL TOTAL COSTS IN THE OPERATING BUDGET PROVIDED IN 7a.

Agency Name _____ Project Title _____

8. DOCUMENTATION OF COSTS

Describe the method by which the estimated costs for the proposed activity were determined. (See instructions, page 13).

Agency Name _____ Project Title _____

9. PROJECT SCHEDULE

Prepare a project schedule that shows the proposed starting date, duration, and completion date of each activity. (See instructions, page 13 and 14)

Agency Name _____ Project Title _____

10. STATUS OF PERMITS		
ACTIVITY	PERMIT/LICENSE/ACTION	STATUS/ RENEWAL DATE
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

NOTE: Attach a copy of any operating licenses, zoning approvals or permits that have been received for the project. Describe any difficulties you have encountered in obtaining zoning approvals or permits.

Agency Name _____ Project Title _____

11. ENVIRONMENTAL CONDITIONS

ENVIRONMENTAL CONDITIONS	YES	NO
1. Is property listed or eligible for listing on the National and/or State Registers of Historic Places?		
2. Is property located in a:		
a) Flood Plain		
b) Wetlands		
3. Will the property be impacted (within 1,000 feet) by hazardous operations (including storage of petroleum products, chemicals of an explosive nature, and toxic or radioactive materials)?		
4. Is the property located in a noise hazard area?		
a) Within 15 miles of an airport?	_____	_____
b) Within 3,000 feet of a rail facility?	_____	_____
c) Within 1,000 feet of a major highway?	_____	_____

Agency Name _____ Project Title _____

12. INTERNAL CONTROLS / FINANCIAL MANAGEMENT SYSTEM

Describe the internal controls that your agency has in place to ensure expenditures will comply with the requirements of the Emergency Solutions Grant (ESG) and the HEARTH Act.
(See instructions, pages 14 and 15.)

Agency Name _____ Project Title _____

13. NONPROFIT ORGANIZATION RESOLUTION
ATTACH ADOPTED RESOLUTION HERE

A **SAMPLE** Resolution is provided below to assist you. Fill-in the blanks. (See instructions, page 15.)

SAMPLE RESOLUTION

WHEREAS, the _____ (nonprofit organization) _____ desires to apply for and obtain a grant from the County of Monmouth during FY _____ for approximately \$ _____ .00 to carry out a program to _____ (briefly describe the intent of the project) _____ .

THEREFORE, BE IT RESOLVED, that the _____ (nonprofit organization) _____ does hereby authorize the application for the receipt of a grant from the County of Monmouth. Additionally, the _____ (nonprofit organization) _____ agrees to abide by the regulations which govern the Emergency Solutions Grant (ESG) Program as promulgated by the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, contract, and any other documents necessary in connection therewith:

SIGNED: _____
(Name)

(Title)

I, _____ (Name of Secretary of the Board of Directors) _____ hereby certify the above to be a true copy of a resolution adopted by the Board of Directors of _____ (nonprofit organization) _____ at a meeting held on _____, 20____.

SIGNED:

(DATE)
SEAL OR NOTARY

Agency Name _____ Project Title _____

14. CERTIFICATE OF INCORPORATION

**ATTACH CERTIFICATE OF INCORPORATION
HERE**

ONLY ONE COPY NEED BE INCLUDED WITH ORIGINAL APPLICATION (NOT 14)

Agency Name _____ Project Title _____

15. Certification of Non-Discrimination

Certification of Non-Discrimination by Predominantly Religious Organizations and Entities for Whom Grant Funds are Requested

(Non-Profit Organization) _____ represents that it is, or may be deemed to be, a religious or denominational institution or organization or an organization operated for religious purposes which is supervised or controlled by or in connection with a religious or denominational institution or organization; and agrees that if funds are provided from the Emergency Solutions Grant (ESG) Program to support the provision of essential services and/or to assure operational costs:

- a. It will not discriminate against any employee or applicant for employment on the basis of religion and will not limit employment or give preferences in employment to persons on the basis of religion;
- b. It will not discriminate against any persons seeking emergency shelter and related services on the basis of religion and will not limit such services or give preference to persons on the basis of religion;
- c. It will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of services or the use of facilities or furnishings assisted in any way under this agreement; and
- d. The portion of this facility used as an emergency shelter assisted in whole or in part under this agreement or in which services are provided which are assisted under this agreement shall contain no sectarian or religious symbols or decorations.

_____ SIGNATURE	_____ DATE
_____ Name and Title	_____ Name of Non-Profit Org.

Agency Name _____ Project Title _____

16. ESG Applicant Certifications

The Applicant hereby assures and certifies that it will comply with the regulations, policies, guidelines, and requirements with respect to the acceptance and use of federal funds for this federally assisted program, if approved for funding. Also, the Applicant gives assurances and certifies with respect to the grant that:

- a. The Applicant possesses the legal authority to make a grant submission, the carry out the programs for which it is seeking funding, and undertake the proposed program under State and local law and in accordance with applicable HUD regulations.
- b. Prior to the submission of this Request for Funding Application, the Applicant has obtained the written support of the municipality in which the project is to be undertaken if the project consists of the renovation, rehabilitation, major rehabilitation, or conversion of a building for use as a new facility.
- c. The Applicant will work to affirmatively further fair and affordable housing, take appropriate actions to overcome the effects of any impediments identified to fair and affordable housing choices for low- and moderate-income individuals and families. Further, the Applicant will agree to maintain records reflecting actions taken to affirmatively further fair and affordable housing.
- d. The Applicant will administer the grant, if provided, in accordance with the Emergency Solutions Grants Program regulations defined in 24 CFR Part 576 and other Federal regulations, policies, guidelines and requirements. This includes those outlined in OMB Circulars nos. A-110, A-122, and A-133, as applicable as they relate to the acceptance and use of federal funds under this federally assisted program, and the Uniform Administrative and Program Management Standards and Cost Principles contained in 24 CFR Part 54 and 85;
- e. It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and will follow the County's a residential anti-displacement and relocation assistance plan subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act, as amended, in connection with any activity assisted with funding under the Emergency Shelter Grants Program.

Applicant will take all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of a project assisted with Emergency Solutions Grant funds.

- f. To the best of the jurisdiction's knowledge and belief:
 - No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
 - If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 - It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Agency Name _____ Project Title _____

- g. The housing activity to be undertaken with Emergency Solutions Grants program funds are consistent with the County's approved Consolidated Plan.
- h. It will comply with section 3 of the Housing and Urban Development Act of 1968, and its implementing regulations at 24 CFR Part 135.
- i. The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.
- j. The Applicant with the lead-based paint regulations at 24 CFR Parts 35, 968, and 1000;
- k. The Applicant is using and will use Emergency Solutions Grants funds for eligible activities and costs, as described in 24 CFR § 576.21 and that it is not using and will not use Emergency Solutions Grants funds for prohibited activities.
- l. Before committing any funds to a project, it will evaluate the project in accordance with the guidelines governing the Emergency Solutions Grants Program and will not invest any more ESG funds in combination with other Federal assistance than is necessary to provide affordable housing;
- m. It will give HUD, the Comptroller General, Monmouth County Community Development Program, or any other authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant, if approved.
- n. The Applicant will provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policymaking entity of the Applicant, to the extent that such entity considers and makes policies and decisions about any facility services or other assistance with ESG funds (in accordance with U.S.C. 11375 (d)). HUD may grant waivers for applicants unable to meet the requirements under the preceding sentence if the applicant agrees to otherwise consult with homeless or formerly homeless individuals in considering and making such policies and decisions.
- o. The Applicant will, to maximum extent practicable, involve through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities or in providing services for occupants o facilities assisted with ESG funds, in accordance with 42 U.S.C. 11375 (c)(7).
- p. The Applicant has developed and implemented procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter assisted with ESG funds will, except with written authorization of the person or persons responsible for the operation of such shelter, not be made public, in accordance with 42 U.S.C. 11375 (c)(5).
- q. The Applicant shall be required to supplement ESG Program assistance with an equal amount of funds from sources other than ESG funds. The Applicant shall describe the sources of amounts of such supplemental funds in its application for Emergency Shelter Grant funds.
- r. The Applicant's internal controls and financial management systems conform to specific administrative requirements set forth in 24 CFR Part 84.
- s. The Applicant certifies that no person –
 - (1) Who is an employee, agent, consultant, officer, or elected or appointed official of the Applicant or County that receives Emergency Solutions Grants funds;
 - (2) Who exercises or has exercised any functions or responsibilities with respect to any assisted activities;
 - (3) Who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the

Agency Name _____ Project Title _____

activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either from him or herself or for those with whom he or she has a family or business ties, during his or her tenure, or for one year thereafter.

- t. Applicant agrees that in the case of assistance involving major rehabilitation or conversion, it shall continue to maintain that building for use as an emergency shelter for homeless individuals and/or families for not less than a 10-year period.
- u. Applicant agrees that in the case of assistance involving rehabilitation (other than major rehabilitation or conversion), it shall continue to maintain that building for use as an emergency shelter for homeless individuals and/or families for not less than a 3-year period.
- v. Applicant agrees that any renovation assisted by ESG funds shall be sufficient to ensure that the shelter shall be safe and sanitary.

THE APPLICANT CERTIFIES THAT:

To the best of its knowledge and belief, the data and statements presented in this application are true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with the certifications listed above if the application for funding is approved. Further, I realize that Monmouth County will rely on such information in making its determination as to the project's potential for financing. If any of the other information submitted in the proposal changes, I am aware that Monmouth County's determination as to project acceptability may be affected, and that financing, if awarded may be jeopardized.

Certifying Representative:

_____ SIGNATURE	_____ DATE
_____ NAME (PLEASE PRINT)	_____ TITLE

MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

Freeholder Meeting Venue:

Date: Apr 23, 2015 - 7:00 PM

Location: Borough of Spring Lake
Meeting Room
423 Warren Avenue
Spring Lake, NJ 07762

Agenda: Resolution adopting the Monmouth County Community Development and HOME Consortium's FY 2015-2019 Five-Year Strategy Submission for Housing and Community Development Programs.

Official Document #	Res# 2015-0373						
Meeting Date	04/23/2015						
Introduced Date	04/23/2015						
Adopted Date	04/23/2015						
Agenda item	47						
FREEHOLDER	FREEH.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.
Amone	✓						
Curley	✓			✓	✓		
Burry	✓	✓			✓		
DiMaso	✓				✓		
Rich	✓				✓		

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF MONMOUTH AT A MEETING HELD

April 23, 2015
Marion Masullo
 Clerk

**RESOLUTION ADOPTING THE MONMOUTH COUNTY COMMUNITY
DEVELOPMENT AND HOME CONSORTIUM'S FY 2015-2019 FIVE-YEAR
STRATEGY SUBMISSION FOR HOUSING AND COMMUNITY DEVELOPMENT
PROGRAMS**

WHEREAS, the submission of the *Monmouth County Community Development and HOME Consortium's FY 2015-2019 Five-Year Strategy Submission for Housing and Community Development Programs (hereinafter referred to as the "Consolidated Plan")* is a requirement of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended; and

WHEREAS, the Consolidated Plan is a planning document and management tool that will assist the County in addressing their housing and community development needs; and

WHEREAS Federal regulations require program grantees to identify housing and community development needs and develop a plan for carrying out the strategies necessary to meet it's housing and community development needs; and

WHEREAS, the County of Monmouth has formed a HOME Consortium with the Cities of Asbury Park and Long Branch and the Township of Middletown to identify these needs and develop a plan; and

WHEREAS, the submission of a Consolidated Plan covering all four members of the Consortium is a requirement of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended; and

WHEREAS the County Planning Board's Community Development staff, in conjunction with staff from the Cities of Asbury Park and Long Branch and the Township of Middletown, have prepared a Consolidated Plan in accordance with Federal regulations; and

WHEREAS, the County held public hearings on December 9th, 2014 and April 14th, 2015 in order to provide citizens, public agencies and other interested parties an opportunity to provide comments and suggestions on the Consolidated Plan; and

WHEREAS, the Board of Chosen Freeholders has determined that, upon the adoption of the Plan, same will serve as the official housing and community development policy for the county.

NOW, THEREFORE BE IT RESOLVED by the Monmouth County Board of Chosen Freeholders that the *Monmouth County Community Development and HOME Consortium's FY 2015-2019 Five-Year Strategy Submission for Housing and Community Development Programs* be and the same is hereby approved and authorized.

Introduced on: April 20, 2015
Adopted on: April 23, 2015
Official Resolution#: 2015-0373

BE IT FURTHER RESOLVED that the Director of the Monmouth County Board of Chosen Freeholders is hereby authorized to execute any and all such documents as may be required by the U.S. Department of Housing and Urban Development for the submission of the *Monmouth County Community Development and HOME Consortium's FY 2015-2019 Five-Year Strategy Submission for Housing and Community Development Programs* and in order to secure said grant funding.

BE IT FURTHER RESOLVED that the Monmouth County Community Development staff are hereby authorized to finalize and submit the *Monmouth County Community Development and HOME Consortium's FY 2015-2019 Five-Year Strategy Submission for Housing and Community Development Programs*.

BE IT FURTHER RESOLVED that the Clerk of the Board of Chosen Freeholders forward certified true copies of this resolution to members of the HOME Consortium and to the Director of the Monmouth County Community Development Program.

Introduced on: April 23, 2015
Adopted on: April 23, 2015
Official Resolution#: 2015-0373

MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

Freeholder Meeting Venue:

Date: Apr 23, 2015 - 7:00 PM

Location: Borough of Spring Lake
Meeting Room
423 Warren Avenue
Spring Lake, NJ 07762

Agenda: Resolution adopting projects for inclusion in the FY 2015 Monmouth County Annual Action Plan: One Year Use of Funds for submission to the U.S. Department of Housing and Urban Development in the amounts of \$2,671,338.00 for the Community Development Block Grant, \$1,046,488.00 for the HOME Investment Partnership Program, and \$205,311.00 for the Emergency Solutions Grant for a total amount of \$3,923,637.00

Official Document #	Res# 2015-03/4						
Meeting Date	04/23/2015						
Introduced Date	04/23/2015						
Adopted Date	04/23/2015						
Agenda Item	48						
FREEHOLDER	Pres	1st	2nd	3rd	4th	5th	6th
Arnone	✓				✓		
Curley	✓			✓	✓		
Bony	✓		✓				
D'Aliso	✓				✓		
Rich	✓				✓		

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF MONMOUTH AT A MEETING HELD

April 30, 2015

Marcia Maxwell
CLERK

**RESOLUTION ADOPTING PROJECTS FOR INCLUSION IN THE
FY 2015 MONMOUTH COUNTY ANNUAL ACTION PLAN: ONE YEAR USE OF
FUNDS FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) consolidated the planning and application aspects of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG) Programs into a single document and process which is referred to as the *Five-Year Consolidated Plan*; and

WHEREAS, Monmouth County Community Development and HOME Consortium's *FY 2015-2019 Five-Year Consolidated Plan* will be submitted to the U.S. Department of Housing and Urban Development Program on May 15, 2015 for their approval; and

WHEREAS, Monmouth County has prepared a *FY 2015 Annual Action Plan: One Year Use of Funds* that is required to be included within the Monmouth County Community Development and HOME Consortium's *FY 2015-2019 Five-Year Consolidated Plan*; and

WHEREAS, the *FY 2015 Annual Action Plan: One Year Use of Funds* describes the specific projects to be undertaken using funds from the following three FY 2015 entitlement programs in the amounts of \$2,671,838.00 for CDBG; \$1,046,488.00 for the HOME Program Consortium; and \$205,311.00 for ESG; and

WHEREAS, the Monmouth County Community Development Committee has recommended that the CDBG projects listed in Attachment A be funded and included in the County's *FY 2015 Annual Action Plan: One Year Use of Funds*; and

WHEREAS, the HOME Project Review and Selection Committee has recommended the projects listed in Attachment B be funded and included in the County's *FY 2015 Annual Action Plan: One Year Use of Funds*; and

WHEREAS, the Monmouth County Comprehensive Emergency Assistance System (CEAS) Comment and Review Committee has recommended that the ESG projects listed in Attachment C be funded and included in the County's *FY 2015 Annual Action Plan: One Year Use of Funds*; and

Introduced on: April 23, 2015
Adopted on: April 23, 2015
Official Resolution#: 2015-0374

Agenda Item# 48

WHEREAS, the Monmouth County Board of Chosen Freeholders is desirous of approving the aforementioned *FY 2015 Annual Action Plan: One Year Use of Funds*.

NOW, THEREFORE, BE IT RESOLVED, that the Monmouth County Board of Chosen Freeholders concurs with the said recommendations and hereby approves the projects listed in Attachments A, B, and C to be included in the County's *FY 2015 Annual Action Plan: One Year Use of Funds*.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Community Board of Chosen Freeholders and other County officials, as may be required, be and they are hereby authorized to take all steps necessary to prepare and submit the *FY 2015 Annual Action Plan: One Year Use of Funds* for funding to the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Board of Chosen Freeholders, and other County officials, as may be required, be and they are hereby authorized to execute the *FY 2015 Annual Action Plan: One Year Use of Funds* funding and any and all other such documents as may be necessary to secure said grants.

BE IT FURTHER RESOLVED, that the Clerk of the Monmouth County Board of Chosen Freeholders forwards a certified true copy of this Resolution to the Director of the Monmouth County Community Development Program, who will forward same with the executed *FY 2015 Annual Action Plan: One Year Use of Funds* to the U.S. Department of Housing and Urban Development.

Introduced on: April 23, 2015
Adopted on: April 23, 2015
Official Resolution#: 2015-0374

Attachment A - Proposed FY2015 Projects - Community Development Block Grant (CDBG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
<p>Monmouth County</p> <p>Program Administration</p>	<p>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 (CDBG), Emergency Shelter Grants (ESG) and Continuum of Care (CoC) programs.</p> <p>Location: County-wide</p>	\$534,367.00
<p>Monmouth County</p> <p>Emergency Repair and Barrier-Free Programs</p>	<p>CDBG funds will be used to continue a program providing emergency housing repairs and barrier-free improvements for income-eligible residents of the County.</p> <p>Location: County-wide</p>	\$325,000.00
<p>Monmouth County</p> <p>Housing Improvement Program</p>	<p>CDBG funds will be used to continue a program to provide interest-free deferred loans (IFDL) to assist low-and-moderate-income homeowners to rehabilitate their homes</p> <p>Location: County-wide</p>	\$500,000.00
<p>Township of Howell</p> <p>ADA Improvements to Township Parks</p>	<p>CDBG funds will be used to remove barriers to accessibility in the township parks, including provision of ADA compliant handicapped parking areas and access routes.</p> <p>Location: Various parks located within the Township</p>	\$144,031.00

Agenda Item# 48

Attachment A - Proposed FY2015 Projects - Community Development Block Grant (CDBG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
Township of Millstone	CDBG funds will be used to replace chair lifts providing handicapped access to the upper levels, improve handicap restrooms, and improve accessibility from the main entrance. Location: 453 Stagecoach Road Block 35 Lot 12 Millstone Township, NJ 08510	\$63,143.00
ADA Improvements to Community Center	CDBG funds will be used to improve ADA access to the municipal administrative offices and the adjacent library house through installation of push button access to the front entrance, ADA thresholds installed in entrances and public bathrooms, a ramp within the meeting room, and additional railings on staircases. Location: 480 Prospect Avenue Block 48 Lot 22 Little Silver, NJ 07739	\$36,429.00
Borough of Neptune City	CDBG funds will be used to improve accessibility in Memorial Park through the construction of 520', 10' wide boardwalk with railing, lighting, and an ADA ramp to the Shark River Beach. Location: 75 Riverview Avenue Block 32 Lot 1 Neptune City, NJ 07753	\$151,929.00
ADA Improvements at Memorial Park	CDBG funds will be used to make improvements to a public pedestrian, bicyclist and emergency vehicle access route between Locust Avenue and the Red Bank Primary School, a CDBG-eligible area. The projects include clearing, grading and paving the existing path with porous asphalt pavement, making it ADA accessible, installation of directional signage, and storm drainage structures. Location: 222 River Street Block 72 Lot 5 Red Bank, NJ 07701	\$157,321.00
Borough of Red Bank	Access Path Improvements	

Agenda Item# 48

Attachment A - Proposed FY2015 Projects - Community Development Block Grant (CDBG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
<p>Introduced on: April 23, 2015 Adopted on: April 23, 2015 Official Resolution#: 2015-0374</p>	<p>Township of Freehold CDBG funds will be used to improve the access into and around the exterior of the Senior Center by eliminating barriers in the parking lot that restrict mobility, install lighting to improve sidewalk visibility, and resurface the adjacent parking lot Location: 116 Jackson Mills Road Block 84 Lot 24 Freehold Township, NJ 07728</p>	<p align="right">\$122,311.00</p>
<p>ADA Improvements to Senior Center and Parking Lot Improvements</p>	<p>CDBG funds will be used to complete handicapped and public access improvements at the existing Municipal Building. This project includes handicapped and public bathroom improvements, and handicapped accessible counter space at both the Municipal administrative and Court offices.</p>	<p align="right">\$110,536.00</p>
<p>ADA Improvements to Borough Hall</p>	<p>Location: 100 Grasmere Avenue Block 4 Lot 1 Interlaken, NJ 07712</p>	<p align="right">\$149,869.00</p>
<p>Township of Hazlet Improvements to Sycamore Drive and West Jack Street</p>	<p>CDBG funds will be used for the total reconstruction of an existing roadway within a CDBG-eligible service area. This project includes the replacement of concrete curbing, improving the roadway gutter, and constructing drainage improvements.</p>	<p>Location: Sycamore Drive and West Jack Street Hazlet, NJ 07730</p>

Agenda Item# 48

Attachment A - Proposed FY2015 Projects - Community Development Block Grant (CDBG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
Borough of Keansburg <i>Drainage Improvements to Shore Boulevard</i>	CDBG funds will be used to install drainage improvements on Shore Boulevard within a CDBG-eligible service area. Location: Shore Boulevard Keansburg, NJ 07734	\$166,250.00
Borough of Spring Lake Heights <i>ADA Improvements to Senior Center</i>	CDBG funds will be used to remove architectural barriers to the Senior Center, including improving the front and rear building entrances, installing new ramps and concrete walkways, improving visibility, leveling and resurfacing the adjacent parking lot, and installing ADA signage. Location: 902 Ocean Avenue, Block 27, Lot 2 Spring Lake Heights, NJ 07762	\$156,766.00
Borough of Matawan <i>ADA Street Improvements</i>	CDBG funds will be used to improve accessibility in a CDBG-eligible section of the downtown area through installation of ADA compliant sidewalks, curb cuts, crosswalks, 60143-36429-151929-157321 and new lighting. Location: Main Street Matawan, NJ 07747	\$63,866.00
Anticipated Grant Allocation		\$2,671,835.00

Agenda Item# 48

Attachment B - Proposed FY2015 Projects - HOME Investment Partnership (HOME) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
Monmouth County Program Administration	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: County-wide	\$ 24,645.00
Monmouth County Fair Housing	HOME funds will be used for the continuation of a program to provide fair housing services to residents of Monmouth County Location: County-wide	\$90,000.00
Monmouth County Tenant-based Rental Assistance	HOME funds will be used to assist low-and-moderate-income eligible tenants pay their rent through tenant-based rental assistance Location: County-wide	\$ 250,000.00
Monmouth County First-Time Homebuyers Program	HOME funds will be used to assist qualified low-and-moderate-income County residents purchase their first home Location: County-wide	\$ 350,000.00
Monmouth County Unallocated Funds	HOME funds will be used to assist qualified affordable housing developers rehabilitate existing rental housing and/or construct new-for sale or rental housing. Location: County-wide+	\$ 341,840.00
Total 2015 HOME Allocation		\$1,046,488.00

Agenda Item# 48

Attachment C - Proposed FY2015 Projects - Emergency Solutions Grants (ESG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
Monmouth County Program Administration	ESG funds will be used to pay the salaries and fringe benefits for staff and other costs associated with the administration of the County's ESG Program Location: County-wide	\$15,398.00
Monmouth County Rapid Re-Housing	ESG funds will be used to continue an ongoing program to provide rental subsidy assistance, utility payment, and security deposit assistance to poor working families. Location: County-wide	\$112,025.00
150 Turning Lives Around Operating costs for Domestic Violence Shelter	ESG funds will be used to pay costs associated with operating a shelter for victims of domestic violence and/or sexual assault. Location: Undisclosed	\$4,000.00
Monmouth County Operating costs for Adult Homeless Shelter	ESG funds will be used to pay operating costs associated with administering a shelter for homeless single adults. Location: 115 Dutch Lane Road Freehold, NJ 07728	\$19,000.00
Monmouth County Operational Costs for Linkages Transitional Housing Facility	ESG funds will be used to pay operating costs associated with operating a transitional housing facility for women with children. Location: 4261 Route 33 Tinton Falls, NJ 07724	\$31,000.00

Agenda Item# 48

Attachment C - Proposed FY2015 Projects - Emergency Solutions Grants (ESG) Program

Sub-grantee/Project Title	Description/Location	Recommended Allocation
Covenant House	ESG funds will be used to pay costs associated with outreach efforts to identify homeless youth and connect them to available services.	\$8,000.00
Essential Services Outreach to Homeless Youth	Location: County-wide	
Monmouth Neighborhood Housing (AKA Manna House)	ESG funds will be used to pay a portion of operating costs associated with operating a transitional housing facility for women and their children	
Operating Costs for Manna House Transitional Housing Facility	Location: 640 Cliffwood Avenue Aberdeen, NJ 07736	\$10,888.00
Visiting Nurse Association of New Jersey	ESG funds will be used to pay the costs of providing health assessments and medical services to residents of transitional housing facilities and homeless individuals and families.	
Essential Services - Health Assessments	Location: County-wide Office: 141 Bodman Avenue Red Bank, NJ 07701	\$5,000.00

Total 2015 ESG Allocation: \$205,311.00

Agenda Item# 48

Grantee SF-424's and Certification(s)



**Monmouth County Division of Planning
Office of Community Development**

Hall of Records Annex
One East Main Street
Freehold, NJ 07728
Office (732) 431-7480
Fax (732) 308-2995

MEMORANDUM

DATE: May 8, 2015
TO: Marion Masnick, Clerk of the Board
FROM: Sharon Rafter, Director of Community Development
SUBJECT: **FREEHOLDER SIGNATURE REQUESTED**
SF-424 Forms Required for Submission of Annual Action Plan

CLERK OF THE BOARD
MAY 20 2015

Please ask Freeholder Director Rich to sign and date the attached documents where indicated and return to me for further processing.

A HUD Application for Federal Assistance SF-424 form is required to be submitted with the County's Annual Action Plan for each the 3 programs administered by the Office of Community Development (Community Development Block Grant, HOME Investment Partnership Program Grant; Emergency Solutions Grant).

Approval for submission of the Annual Action Plan has already been granted by the Board of Chosen Freeholders (Resolution 2015-0374), and no further Board action is required at this time.

If you have any questions, please contact me at extension 7460.

Cc: J. Gagon

--

OMB Number: 4640-0004
 Expiration Date: 01/31/2005

Application for Federal Assistance SF-424	Version 02
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16. Congressional Districts Of:	
*a. Applicant: 4, 6, & 12	*b. Program/Project: 4, 6, & 12

17. Proposed Project:	
*a. Start Date: 01/01/2015	*b. End Date: 12/31/2018

18. Estimated Funding (\$):	
*a. Federal	1,046,488
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	30,000
*g. TOTAL	1,076,488

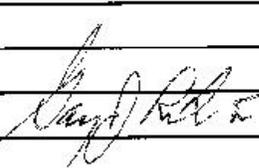
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____. <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372	

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

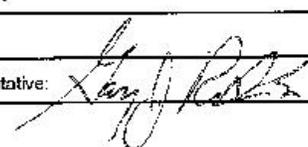
Authorized Representative:	
Prefix: Mr.	*First Name: Gary
Middle Name: J.	
*Last Name: Rich	
Suffix: Sr.	
*Title: Freeholder Director	
*Telephone Number: 732-431-7480	Fax Number: 732-233-3704
* Email:	
*Signature of Authorized Representative: 	*Date Signed:

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
 Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission:		*2. Type of Application * If Revision, select appropriate letter(s)
<input type="checkbox"/> Preapplication		<input type="checkbox"/> New
<input checked="" type="checkbox"/> Application		<input checked="" type="checkbox"/> Continuation *Other (Specify)
<input type="checkbox"/> Changed/Corrected Application		<input type="checkbox"/> Revision
3. Date Received:		4. Applicant Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: M-15-DC340217
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: County of Monmouth		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 21-6000881		*c. Organizational DUNS: 068704485
d. Address:		
*Street 1:	Hall of Records Annex	
Street 2:	One East Main Street	
*City:	Freehold	
County:	Monmouth	
*State:	New Jersey	
Province:		
*Country:	United State of America	
*Zip / Postal Code	07728	
e. Organizational Unit:		
Department Name: Division of Planning		Division Name: Office of Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Mrs.	*First Name: Sharon
Middle Name:	S.	
*Last Name:	Rafter	
Suffix:		
Title:	Director of Community Development	
Organizational Affiliation: Monmouth County Division of Planning, Office of Community Development		
*Telephone Number: 732-431-7460		Fax Number: 732-308-2995
*Email: sharon.rafter@co.monmouth.nj.us		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: B. County Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify):	
*10 Name of Federal Agency: U.S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-218 _____ CFDA Title: Community Development Block Grant _____	
*12 Funding Opportunity Number: _____ *Title: _____	
13. Competition Identification Number: _____ Title: _____	
14. Areas Affected by Project (Cities, Counties, States, etc.): Urban County comprised of 50 Monmouth County municipalities, including Howell Township.	
*15. Descriptive Title of Applicant's Project: Funds from the Community Development Block Grant program (CDBG) to be utilized for a variety of projects to provide housing rehabilitation and infrastructure and public facility improvements to benefit low and moderate income County residents	

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: 4, 6, & 12	*b. Program/Project: 4, 6, & 12	
17. Proposed Project:		
*a. Start Date: 01/01/2015	*b. End Date: 12/31/2015	
18. Estimated Funding (\$):		
*a. Federal	2,671,838	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income	40,000	
*g. TOTAL	2,711,838	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____. <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
Authorized Representative:		
Prefix: Mr.	*First Name: Gary	
Middle Name: J.		
*Last Name: Rich		
Suffix: Sr.		
*Title: Freeholder Director		
*Telephone Number: 732-431-7460	Fax Number: 732-233-3704	
*Email:		
*Signature of Authorized Representative: 		*Date Signed:

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
 Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received:		4. Applicant Identifier:
6a. Federal Entity Identifier:		*5b. Federal Award Identifier: B-15-US-34-0104
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
B. APPLICANT INFORMATION:		
*a. Legal Name: County of Monmouth		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 21-6000881		*c. Organizational DUNS: 068704485
d. Address:		
*Street 1:	Hall of Records Annex	
Street 2:	One East Main Street	
*City:	Freehold	
County:	Monmouth	
*State:	New Jersey	
Province:		
*Country:	United State of America	
*Zip / Postal Code	07728	
e. Organizational Unit:		
Department Name: Division of Planning		Division Name: Office of Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Mrs.	*First Name: Sharon
Middle Name:	S.	
*Last Name:	Rafter	
Suffix:		
Title:	Director of Community Development	
Organizational Affiliation: Monmouth County Division of Planning, Office of Community Development		
*Telephone Number: 732-431-7460		Fax Number: 732-308-2995
*Email: sharon.rafter@co.monmouth.nj.us		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: B. County Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U.S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-218 CFDA Title: Community Development Block Grant	
*12 Funding Opportunity Number: *Title: 	
13. Competition Identification Number: Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Urban County comprised of 50 Monmouth County municipalities, including Howell Township.	
*15. Descriptive Title of Applicant's Project: Funds from the Community Development Block Grant program (CDBG) to be utilized for a variety of projects to provide housing rehabilitation and infrastructure and public facility improvements to benefit low and moderate income County residents	

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OMB Number: 4040-0001
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424	Version 02
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16. Congressional Districts Of:	
*a. Applicant: 4, 6, & 12	*b. Program/Project: 4, 6, & 12

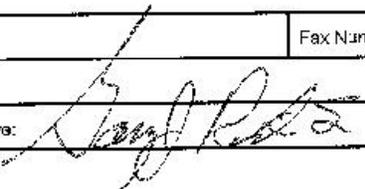
17. Proposed Project:	
*a. Start Date: 01/01/2015	*b. End Date: 12/31/2016

18. Estimated Funding (\$):	
*a. Federal	205,311
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	0.00
*g. TOTAL	205,311

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372.	

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<p>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)</p> <p><input checked="" type="checkbox"/> ** I AGREE</p> <p>** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions</p>	
--	--

Authorized Representative:	
Prefix: Mr. _____	*First Name: Gary _____
Middle Name: J. _____	
*Last Name: Rich _____	
Suffix: Sr. _____	
*Title: Freeholder Director	
*Telephone Number: 732-431-7460	Fax Number: 732-233-3704
* Email:	
*Signature of Authorized Representative: 	*Date Signed:

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received:		4. Applicant Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier: S-15-UC-34-0018
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: County of Monmouth		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 21 6000881		*c. Organizational DUNS: 068704485
d. Address:		
*Street 1:	Half of Records Annex	
Street 2:	One East Main Street	
*City:	Freehold	
County:	Monmouth	
*State:	New Jersey	
Province:		
*Country:	United State of America	
*Zip / Postal Code	07728	
e. Organizational Unit:		
Department Name: Division of Planning		Division Name: Office of Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Mrs.	*First Name: Sharon
Middle Name:	S.	
*Last Name:	Rafter	
Suffix:		
Title:	Director of Community Development	
Organizational Affiliation: Monmouth County Division of Planning, Office of Community Development		
*Telephone Number: 732-431-7460		Fax Number: 732-308-2895
*Email: sharon.rafter@co.monmouth.nj.us		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: B. County Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify):	
*10 Name of Federal Agency: U.S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-231 CFDA Title: Emergency Solutions Grant Program	
*12 Funding Opportunity Number: *Title:	
13. Competition Identification Number: Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.): Urban County of 50 municipalities, including Howell Township plus the Township of Middletown, City of Long Branch and City of Asbury Park	
*15. Descriptive Title of Applicant's Project: Funds from the Emergency Solutions Grant program (ESG) to be utilized for a variety of projects to provide housing opportunities for persons and families who are homeless or at risk of homelessness.	

Application for Federal Assistance SF-424	Version 02
*Applicant Federal Debt Delinquency Explanation The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.	

Appendix - Alternate/Local Data Sources

Executive Summary

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

1. Introduction

Middletown Township is an Entitlement Community which receives CDBG funds directly from the Federal Government. The Township's 2015-2019 Consolidated Plan and the One-Year Action Plan are designed as straightforward documents that focus on goals, objectives, and achievable results.

The cost of constructing and maintaining housing in Middletown has increased dramatically in recent years. Increased costs have a particularly acute impact on low-income households and on areas of low income concentrations. Of Middletown's total 23,739 households, 1,655 (7%) experienced some degree of housing cost-burden, and 2,474 (10%) households experienced severe housing cost burden.

This Consolidated Plan, when considered jointly with the Township's 2008 Housing Element of the Master Plan, addresses housing and overall community development needs for all Township residents, and particularly for low-income households.

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

The Consolidated Plan process has determined that there remains a need for the following:

- To provide financial resources for housing rehabilitation to owner-occupied, income-eligible households.
- Non housing community development needs such as eligible improvements to neighborhood and public facilities in areas of low income concentration may be initiated, depending on funding availability and degree of need.

3. Evaluation of past performance

During the last consolidated planning period, between 2010 and 2014, Middletown Township received a total of \$1,436,616 in federal assistance to help achieve goals and objectives set forth in its Consolidated Plan and activities identified in the annual Action Plans. The principal goal of Middletown's 2010-2014

Consolidated Plan was to foster the maintenance and development of housing affordable to target income households, and activities included administration of the Township's Home Rehabilitation Program, and handicap accessible improvements to neighborhood and public facilities. Approximately 70 homes were rehabilitated. CDBG-R funds were expended to fund infrastructure and energy efficiency improvements at the Tonya Keller Community Center for the replacement of the entire current electric heating system with a high efficiency, natural gas, hot water, heating system. CDBG funds were not expended for handicap accessibility at Ideal Beach due to Sandy damage of the dunes. CDBG funds were not expended for handicap accessibility at the East Keansburg Firehouse. After further review of the facility's intended use and users, the Program was not convinced that the firehouse met the criteria for satisfying an area benefit for low and moderate income households. Moreover, the use of the facility as a polling place has been discontinued, which limits the building's function as a community resource.

4. Summary of citizen participation process and consultation process

To maximize input in data collection and strategy selection, a series of meetings was conducted to solicit input from various stakeholders including the Township's Social Services Department, which will be referred to as the Welfare Department throughout the plan as it is the municipal welfare department for the New Jersey Department of Human Services, and Middletown Housing Authority. These meetings identified available resources, and assisted in the development of the Township's housing and community development priorities.

5. Summary of public comments

The 30 day public comment period began January 13, 2015 and ended February 11, 2015. A public hearing was held January 28, 2015. Notice was published at least 10 days prior to the public hearing in the Star Ledger, an official newspaper of the Township. One public comment was received. The public comment and Township response is attached.

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

All public comments were considered in the development of the Township's Consolidated Plan

7. Summary

This Consolidated Plan represents a good faith effort of Middletown Township to submit a complete document in accordance with the instructions prescribed by HUD. This Plan addresses past and emergent housing and community development issues.

The Monmouth County HOME Consortium and the Middletown Township Department of Planning and Community Development have been designated the lead agencies responsible for the preparation and submission of this Consolidated Plan. The Plan has been developed by following the guidelines and procedures prescribed by HUD.

The Consortium, consisting of Monmouth County, Middletown, Asbury Park and Long Branch, recognized that the development of a Consolidated Plan requires participation from many diverse groups. Therefore, to maximize input in data collection and strategy selection, a series of meetings was conducted to solicit input from various stakeholders. These meetings identified available resources, and assisted in the development of the Township's housing and community development priorities.

The Consolidated Plan process has stimulated a meaningful dialogue about the Township's housing and community development issues. Since the Consolidated Plan is intended to be one of the Township's two major housing documents, the dialogue initiated by this process will not conclude with adoption of this report. Communication will continue with each agency and the Consolidated Plan will be an evolving process designed to grow and change with the Township's needs.

The Consolidated Plan may be amended as necessary to reflect changes or new information related to the needs of targeted groups and areas of Middletown.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	MIDDLETOWN TOWNSHIP	Planning and Community Development

Table 65– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Middletown Township

1 Kings Highway

Middletown, NJ 07748

Amy H. Sarrinikolaou, Assistant Director of Community Development

(732) 615-2000

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The development of the 2015-2019 Consolidated Plan was overseen by the Township's Department of Planning and Community Development in conjunction with the Monmouth County HOME Consortium. The Township's Community Development office is the primary public agency responsible for administering programs specified in the Plan.

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(I)).

Certain agencies and groups were invited by the Consortium to participate in the development of the Consolidated Plan. Feedback received from consultations with the Middletown Housing Authority, and the Township Welfare Department were particularly helpful in developing the Plan.

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

Through the HOME Consortium, the Township's homeless needs are addressed by Monmouth County Community Development and by the Township Department of Welfare.

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

Through the HOME Consortium, the Township's homeless needs are addressed by Monmouth County Community Development and by the Township Department of Welfare.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 66– Agencies, groups, organizations who participated

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

None

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	

Table 67– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

None

Narrative

PR-15 Citizen 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

In developing the Five Year Consolidated Plan, Middletown provides for and actively encourages citizens to access and review the amount of federal assistance the Township expects to receive (including grants funds and program income), as well as the range of activities that are to be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.

The Department of Planning and Community Development conducted a public hearing regarding the 2015-2019 Consolidated Plan on January 28, 2015 to solicit citizen input and to respond to proposals and questions. The public hearing addressed the Township's housing and community development needs, development of proposed activities, and review of program performance. Notice of the public hearing was published in the Star Ledger an official newspaper of the Township, two weeks before the hearing. Notice was also posted on the Township website. The 30-day public comment period began January 13, 2015 through February 11, 2015. The document was available for public inspection between 8:00 AM and 4:30 PM at the Planning and Community Development Office, 3 Penelope Lane, Middletown, NJ. A free copy of the plan was made available to citizens or groups that requested it. A disabled citizen can receive a copy by mail via request. All interested parties, groups and persons may submit written comments to the Community Development Office for the period of thirty days after the publication of the public notice. All such comments so received were considered. The Five Year Plan will then be revised, if appropriate, and adopted as operational policy concerning participation in the Consolidated Planning Process. Any substantial amendments made as a result of citizen comments will also be advertised by public notice in any of the official newspapers of Middletown Township.

After the Five Year Plan is adopted, any further amendments will also be advertised and available for public inspection as per the above policies and procedures for adoption of this original Plan.

The Citizen Participation Plan will be adopted following the required public comment period to be conducted in accordance with the procedures provided herein.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	1 resident attended the public hearing	No comments were received at the public hearing related to the consolidated plan	None	
2	Newspaper Ad	Non-targeted/broad community	2 residents requested a copy of the plan	1 written comment was received from a Middletown resident. The public comment is attached, and the Township's response is provided in the Grantees Unique Appendices	All comments were considered in the development of the Consolidated Plan	
3	Internet Outreach	Non-targeted/broad community	1 resident attended the public hearing, 2 residents requested a copy of the plan	No comments were received	None	

Table 68– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Both the Township's population and number of households remained steady from 2000 to 2011. The population increased 1% from 66,188 in 2000 to 66,600 residents in 2011; and number of households increased 2% from 23,236 in 2000 to 23,739 households in 2011.

In 2011, the Township recorded a median income is \$99,037, a 31% increase from 2000. HUD's Area Median Family Income (HAMFI) for FY2014 is \$86,100. Of the total 23,739 households in Middletown, the majority or 15,825 have an income greater than HAMFI. In fact, the majority of small and large family households; households that contain at least one elderly person (62+yrs); or one or more children 6yrs or younger are all living with an income greater than HAMFI.

There are 3,226 renter occupied households, and 20,513 owner occupied households. **Cost burden** is more significant housing problem for households in the township compared to housing problems related to overcrowding and substandard housing conditions. 26% of renter occupied households are paying 50% or more of their household income towards housing costs, and 21% of renter occupied households pay 30%-49% of their income in housing costs. Owner occupied households are slightly less, with 12% paying 50% or more of their income towards housing costs, and 8% paying 30%-49% of their income towards housing costs. Between less than 1% and 1% of renter and owner occupied households experience housing problems, related to overcrowding, and substandard housing conditions.

The majority are **elderly households** (renter and owner) are burdened with the cost of living, and spending greater than 30% and 50% of their income towards housing costs.

All income categories include one or more racial or ethnic group that has a disproportionately greater need and housing problems than the needs of that income category as a whole. All income categories, except households earning 80%-100% of the HAMFI include one or more racial or ethnic group that experiences a disproportionately greater need and **severe** housing problems compared to the income categories as a whole.

Blacks/African Americans with a median household income that is 0%-30% of Middletown's HAMFI or less than \$25,830 experience a disproportionately greater housing need and one or more housing problems compared to the 0%-30% of HAMFI income level as a whole.

Hispanics with a median household income that is 30%-50% of Middletown's HAMFI or less than \$43,050 experience a disproportionately greater housing need and one or more housing problems compared to the 30%-50% of HAMFI income level as a whole.

Hispanics and Asians with a median household income that is 50%-80% of Middletown's HAMFI or less than \$68,880 experience a disproportionately greater housing need and one or more housing problems compared to the 50%-80% of HAMFI income level as a whole.

Hispanics with a median household income that is 80%-100% of Middletown's HAMFI or less than \$86,100 experience a disproportionately greater housing need and one or more housing problems compared to the 80%-100% of HAMFI income level as a whole.

A disproportionate number of **Blacks/African Americans** experience a severe cost burden, spending more than 50% of their household income on housing costs.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

None identified

How were these needs determined?

None identified

Describe the jurisdiction's need for Public Improvements:

Accessibility improvements at Ideal Beach will be considered a priority item in 2015 because Middletown anticipates additional resources from Monmouth County to support the project. CDBG funds will be used for ADA accessibility improvements at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers.

The Ideal Beach public neighborhood facility is located in North Middletown. North Middletown contains the highest concentration of low income households in Middletown Township. Renovating the Ideal Beach public facility will create year round ADA Compliant access to the beach and waterfront for the elderly and disabled where no such access exists currently.

CDBG funds may be used for ADA accessibility improvements at the Township of Middletown Sewerage Authority (TOMSA) administrative building during the Township's 5 year consolidated planning period. The TOMSA administrative building is a public building in need of assistance to complete handicap accessibility improvements to its facility. TOMSA operates and maintains a wastewater collection and treatment system for the Township. The TOMSA administrative building serves the public, and must be made more accessible to those with physical handicaps.

Additionally, Middletown may use the Section 108 Loan Guarantee Program to create a community and economic development project in the North Middletown neighborhood. The Section 108 Program offers entitlement communities access to funds up to five times its annual CDBG entitlement while retaining the use of its entitlement.

How were these needs determined?

Outreach to North Middletown neighborhood as part of 2008-2010 Neighborhood Preservation Plan and ongoing communication with the Ideal Beach Community Association (IBCA). The IBCA was a by-product of the 2008-2010 NPP. The IBCA holds roundtable meetings on an annual basis with Township officials as

a way to maintain and improve communication with the Township. The Township's Sewer Authority reached out to the Planning and Community Development Department with a need to renovate their public facility for handicap accessibility.

Describe the jurisdiction's need for Public Services:

None identified

How were these needs determined?

None identified

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

With high housing costs in Middletown Township and throughout the region, affordable housing is essential for target low-income households. Accordingly, the Consolidated Plan addresses needed housing rehabilitation and production activities. The following discussion identifies housing characteristics, trends, and needs in Middletown Township. Additional information is available in the Township's Master Plan Housing Element.

Middletown Township contained 24,806 housing units according to the 2007-2011 US Census American Community Survey (ACS). This represents a slight decrease (244 units) from the 2008 US Census. The Township's housing stock is primarily single family detached structures. The majority of owner occupied units have 3 bedrooms or more, and most of the rental units primarily have one bedroom.

The median home value in Middletown Township was \$423,300; this figure is slightly higher than Monmouth County's median home value of \$413,500. Middletown's median home value more than doubled from \$204,300 in 2000. Middletown's median gross rent was \$1,011. Rentals are more affordable to households earning less than the HAMFI than to own a home in Middletown, with 74% of rentals affordable to residents earning less than the HAMFI compared to only 12% of residents earning less than the HAMFI can afford to own a home.

The majority of owner-occupied housing units contain no selected conditions (similar to housing problems defined in the Needs Assessment), compared to the township's rental units where it is split between containing one condition and no conditions. The majority of the housing stock, including owner- and renter-occupied units, was built between 1950 and 1979. With most of the housing units in the township built before 1980 there is a risk of lead based paint hazards in the units.

Assisted Housing

The Middletown Township Housing Authority manages two subsidized housing developments (Tomaso Plaza and Daniel Towers) offering rental assistance to house 252 income eligible disabled or senior citizens. Rental assistance is also provided to low income families through the Federal Housing Choice Voucher Program. The Housing Authority excels in offering rental housing to very low to moderate income senior and disabled households. However, the number of assisted units available does not meet the Township's senior or disabled housing needs as is indicative of our lengthy waiting list. Additional funding would be required to meet the housing demands of the Townships aging population.

All owned property is in average condition, and many of the buildings systems and common areas need to be repaired, replaced or updated. Both buildings require capital improvements as well as cosmetic updates to draw applicants into our properties and add to the comfort of the facility for our current tenants. Some of the needed capital improvements are:

Daniel Towers-Roof insulation, Replacement of baseboard heaters, Replacement of apartment thermostats, Bathroom and kitchen floor replacement, common hallway hand rail replacement, repair/replace irrigation system, windows.

Tomaso Plaza-HVAC system replacement, replacement of apartment electrical panels, roof rehab, common hallway carpet and hand rail replacement, elevator rehab, public restroom overhaul

The age of both buildings plays a large part in the capital improvements needed. Most systems have reached the end of their useful life and therefore replacement and upgrade becomes necessary. It would also behoove the authority to start the replacement of such systems as a cost effective measure with regards to energy efficiency. The Authority has contracted with an agency to conduct a Green Physical Needs Assessment that will be completed in the early weeks of February 2015. This assessment will help further identify an areas that require improvement.

Public Housing Strategy

The Middletown Housing Authority is committed to serving the needs of the extremely low-income, low-income, moderate-income or permanently disabled residents with a preference for those who live in Middletown. This entails remaining focused and aware of public housing applicant or tenant concerns as well as promoting inclusiveness and participation amongst all residents.

The Middletown Housing Authority will continue to advertise availability of housing units in locally circulated papers. They will also continue to promote word of mouth recommendations from the current tenancy. It remains extremely important to maintain our curb appeal when marketing our available units. It is often the first impression that allows us the ability to lease up quickly and maintain 100% occupancy levels. Strategic use of rehabilitation resources and capital funds to satisfy this goal remains a vital part of this initiative. Additionally, the Authority will continue to involve residents and staff in the public housing management process and successful implementation of the program.

Middletown Housing Authority's greatest need is for additional modernization dollars. The plan for the jurisdiction uses all capital improvement funds to upgrade and modernize existing public housing stock. Middletown Housing Authority residents are actively involved in the public housing management process through their participation in resident advisory boards, resident meetings, resident-management meetings and individual one-on-one requests with Housing Authority staff.

The Middletown Housing Authority is a HUD related standard performing agency. The Authority has never been designated troubled. However, we strive to become a high performer. We believe we can achieve this status by implementing some of the capital improvements that are necessary to upgrade and rehabilitate the Authority.

Homeless facilities and services

The County HOME Consortium directly addresses homeless needs in cooperation with the Township's Department of Welfare. Based at 180 Main Street in Port Monmouth, Middletown's Department of Welfare provides social service (non-housing) programs to assist the homeless and prevent homelessness. The Welfare Department offers financial assistance through the General Assistance Program offered by the State of New Jersey. However, technical assistance is the Department's primary activity. Department Staff serves as the initial contact for assistance. Homeless individuals and families are counseled on services and programs available and referred to the appropriate County or local facility. In the unusual event that a household requires relocation due to unsafe living conditions, the Township's Welfare Director serves as the official relocation Officer to secure safer, more permanent housing. The Welfare Department also partners with local schools, the Mayor's office, and local non-profits such as Middletown Helps its Own to stock a food pantry.

Special Needs

Middletown will advocate for facilities and services for persons with special needs. This priority will not be limited to Middletown. Middletown will advocate for persons with special needs throughout the State.

Persons with special needs include individuals who are not homeless but need supportive services. This category includes the following individuals: elderly, frail elderly, persons with disabilities, persons with mental illness and persons diagnosed with AIDS or are HIV positive.

Not everyone in this category needs supportive housing or services. The fortunate few can assimilate and are self supportive or are cared for by family members. However, the majority of this group is overlooked and desperately needs help.

The demand for assistance by the population with special needs far exceeds available resources. Inadequate funding, programs and personnel appear to be the major obstacles preventing New Jersey from reaching this need.

The primary activity to be pursued by Middletown during the next five years is to continue to advocate for facilities and services for persons with special needs. Special attention should be provided to the elderly and frail elderly since this population consists of 14% of the Township's low income households (data assembled from the housing needs assessment).

The Department of Community Development will continue to support rehabilitation activities which remove the physical barriers for persons with disabilities. The Township Housing Authority should also continue to provide housing opportunities to persons with special needs. Finally, the Welfare Department should continue educating persons with special needs on the supplemental services and facilities provided by the Monmouth County Department of Human Services.

Middletown's five year accomplishment will be to successfully advocate for facilities and services for persons with special needs. In addition, the Township plans to maintain and if possible expand its current services available to persons with special needs provided by the Department of Community Development, Welfare Department and Township Housing Authority. This includes making new construction handicap accessible.

Non Homeless Special Needs: Elderly/Frail Analysis

As the Township's elderly population grows, so do the housing needs of our oldest citizens. Despite their common classification as seniors, persons over 65 are not an identical group. Their living arrangements often reflect differences in gender, income, familial status and ethnicity. Many who were impoverished in their youth remain so in their older years. Married women tend to outlive their spouses and thus a rising percentage of women face living alone as they grow older. Others must cope with physical and mental disabilities. Especially among the "old" elderly (75+) the need for housing is inseparable from the need for assistance with the other necessities of life such as meal preparation, personal hygiene and medical care. Diversity among the elderly thus gives rise to a variety of housing needs.

Assuming an average household size of 1.4, elderly (65+) households comprise approximately 6,000 or 25 percent of the Township's 23,739 occupied households. Of these, it is estimated that slightly over 20 percent or 1,200 households have special needs. Of the 1,200 households with special needs, 300 may require a housing need, and as many as 600 may require some type of social support.

Persons with Disabilities

Persons with disabilities could be defined as individuals with physical or mental impairments that restrict their daily activities and who need some kind of support services. The population includes those with serious physical or health impairments, the blind and deaf, the mentally retarded and the mentally ill.

Suitable housing for the disabled should include features that meet their special needs. These features may involve matters of design or location. Because the disabled often find it difficult to obtain well paying jobs, low-cost shelter is important.

The disabled have had a difficult time claiming their fair share of housing. One basic reason is that the cost of making homes accessible to them can be prohibitive. Other reasons include:

- A tendency by many low-income housing providers group the disabled together with the elderly, particularly the old elderly;
- Basic unfamiliarity among Federal, State, and Local housing officials with the special housing needs of the disabled, a reluctance on the part of landlords to rent to the disabled, and occasional neighborhood opposition when group living arrangements for the disabled are proposed.

Supportive housing is currently provided to special needs populations in 15 group homes throughout the Township. A four bedroom group home for disabled and visually impaired adults will be constructed on Unity Court in Middletown. This group home will be built and managed by Housing and United Services, Inc., a nonprofit entity, and provide housing for four special needs individuals.

Barriers to Affordable Housing

The cost of affordable rental and owner-occupied housing in Middletown grows more prohibitive each year, and the affordability gap continues to broaden for those in need of decent, safe housing. Moreover, the cost of maintaining and rehabilitating existing housing stock has increased rapidly.

Middletown's strategy to address the negative effects of regulatory obstacles to providing affordable housing will occur on both the State and local levels. On the State level, the Township will continue to actively monitor pending legislation before the New Jersey State Assembly and Senate. New legislation designed to streamline approvals and eliminate duplication of jurisdiction will be supported if sound planning practices are promoted.

The Township is committed to identifying and seizing all practical opportunities for removing barriers to affordable housing at the local level. Local land use policies reflect this commitment, and are articulated in the Township's 2008 Housing Plan. Middletown's Zoning Ordinance includes numerous mechanisms that are geared towards making housing more affordable, and the Housing Plan recommends a range of additional methods.

4. Inclusionary Zoning – Created an inclusionary zoning environment that facilitated the approval of well over 200 non-age restricted affordable housing units, and 240 affordable senior housing units. Affordability is controlled for at least the first thirty (30) years of the unit's occupancy. Inclusionary zoning is in place that requires a minimum 20-25% affordable setaside at multiple sites distributed throughout the Township. Middletown's adopted 2008 Housing Element and Fair Share Plan provides additional detail.

5. Residential Over Commercial – Middletown’s zoning ordinance has identified 9 sites that are suitable for new mixed-use buildings, i.e. residential over commercial. All residential units will be set aside for low and moderate income households. Encouraging residential living quarters above commercial establishments provides low income rental opportunities in close proximity to entry level employment opportunities and public transportation infrastructure. The Township now provides grants averaging \$20,000.00 per unit for such projects.
6. Low Income Housing Tax Credits (LIHTC) – Middletown has supported the development of 180 age-restricted senior housing rental units in the Navesink section of the Township, 30 rentals at Chapel Hill, and 18 rentals at Harmony Glen. The developers of these units will utilize the federal LIHTC program to leverage resources.
7. Scattered Site Construction – The Township provides resources for the construction of two and three bedroom single-family homes on scattered sites. Homes are sold at affordable prices to income-eligible households, and are subject to affordability controls.
8. Accessory Apartments - Middletown has adopted zoning permitting affordable accessory apartments in all single-family residence zones. Occupancy is restricted to low or moderate income households for a period of 10 years. From 1994 through 2003, Middletown completed 10 accessory apartments. Since initiating a grant program in 2002, whereby a \$10,000 grant is given towards the construction of an accessory apartment, well over 10 accessory apartments were added to Middletown’s inventory.
9. **6.** Market to Affordable Program - Middletown will establish a “market to affordable” program where the Township will pay down the cost of market-rate units anywhere in the Township and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

According to the 2007-2011 ACS data, there are 23,129 workers in Middletown Township with the lion's share working in the business sector of Education and Health Care Services. The Professional, Scientific, Management Services, and Finance, Insurance, and Real Estate sectors follow at a close second and third respectively. The number of workers in the Arts, Entertainment, Accommodations, and Wholesale Trade sectors has grown since 2000. In all categories of business sectors, except the Information sector, there are more workers than jobs available to those workers in the Township.

Of the Township's total population of 66,600 (2011 ACS), 34,346 or 51% are employed in the Civilian Labor Force. The unemployment rate is 7.19%, higher than the 2.5% unemployment rate in 2000. The unemployment rate for people aged between 25-65 years is 4.67%, and the rate is much higher at 17.71% for people aged between 16-24 years.

The largest occupation in the Township is the Management, Business and Financial occupation with 9,468 people employed. The Sales and Office occupation ranks the second largest with 5,295 people employed in that occupation.

The majority of the Middletown employed have a commute to work of 30 minutes or less.

The majority of the Township's employed population has attained a Bachelors degree or higher. The percentage of unemployed is greater for people who have attained less than high school education. The number of people with less than a high school education only account for 2.5% of the civilian labor force 16 years and over.

The 2006-2010 ACS data reveals that the majority of the population aged between 18 and 24 years attained at least some college, a bachelors degree for the population aged between 25-34, and 35-44, and then the overall educational attainment drops for the majority of the elderly generations to a high school level for people 45 years and older.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	62	24	0	0	0
Arts, Entertainment, Accommodations	2,796	1,753	11	12	1
Construction	1,232	698	5	5	0
Education and Health Care Services	4,555	1,996	19	13	-6

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	3,087	1,243	13	8	-5
Information	1,089	1,398	4	9	5
Manufacturing	1,247	212	5	1	-4
Other Services	958	577	4	4	0
Professional, Scientific, Management Services	3,791	3,707	16	25	9
Public Administration	39	14	0	0	0
Retail Trade	3,175	2,401	13	16	3
Transportation and Warehousing	1,030	219	4	1	-3
Wholesale Trade	1,364	556	6	4	-2
Total	24,425	14,798	--	--	--

Table 69 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	34,346
Civilian Employed Population 16 years and over	31,876
Unemployment Rate	7.19
Unemployment Rate for Ages 16-24	17.71
Unemployment Rate for Ages 25-65	4.67

Table 70 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	9,468
Farming, fisheries and forestry occupations	1,169
Service	1,775
Sales and office	5,295
Construction, extraction, maintenance and repair	2,777
Production, transportation and material moving	1,543

Table 71 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,760	49%
30-59 Minutes	7,814	26%
60 or More Minutes	7,365	25%
Total	29,939	100%

Table 72 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	816	74	359
High school graduate (includes equivalency)	6,348	493	2,327
Some college or Associate's degree	7,578	664	2,180
Bachelor's degree or higher	12,418	439	2,050

Table 73 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	47	59	64	177	581
9th to 12th grade, no diploma	413	117	180	652	823
High school graduate, GED, or alternative	1,484	997	2,436	5,735	3,957
Some college, no degree	1,757	1,086	1,705	4,042	1,304
Associate's degree	305	599	1,160	1,843	522
Bachelor's degree	705	1,689	2,941	4,548	1,240
Graduate or professional degree	24	808	1,600	3,348	895

Table 74 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 75 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top 3 major employment sectors within Middletown Township are Education and Healthcare Services; Professional, Scientific, Management Services; and Finance, Insurance, and Real Estate.

Describe the workforce and infrastructure needs of the business community:

The Middletown Economic Development Committee is an advisory body and was created by the Township in 2013. The committee focuses on fostering new economic growth and the retention of existing businesses and industries. The committee's goal is to facilitate the creation of a desirable business climate that promotes economic growth, job development and the expansion of the commercial tax base. The Middletown EDC holds public meetings frequently to get the public's feedback on commercial trends, ways to spur economic development and ideas on how to attract and retain businesses that would fit well in Middletown.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

By 2016, Memorial Sloan Kettering will open a new, state of the art, Monmouth County cancer center, totaling 285,000 square feet, in Middletown in the vacant Lucent Technologies office building. The building has been vacant since 2003. It will be an outpatient facility and create at least 160 new jobs, and relocate 100 existing jobs.

The Port of Belford has been the subject of many planning studies. In 2009, an Economic Feasibility Study and Conceptual Development Plan was prepared for the Port of Belford, and in 2012, the Belford Neighborhood Revitalization Plan was prepared by a graduate planning studio with intentions to refine, build upon, and put into action the 2009 Port of Belford Plan. During the studio, Hurricane Sandy struck

and the studio's intentions drastically changed. The fishing industry at the port experienced over \$1 million in losses, including critical equipment such as freezers and ice machines. Six core plan objectives were created considering Sandy's impact:

10. Enhance critical infrastructure through dredging and bulkhead repairs
11. Preserve and strengthen the commercial fishing industry
12. Develop the local economy by creating a place more attractive to visitors and encouraging new businesses
13. Integrate the natural environment into the neighborhood as a tool for economic development, flood control, and wildlife preservation
14. Improve utilization of the ferry terminal parking lot
15. Stabilize and improve the neighborhood by assisting residents with disaster recovery and home improvement

Adjacent to the Belford Seaport includes the Monmouth County surface parking lot used for ferry commuters, and a cluster of properties on Main Street that were substantially damaged by Sandy. The township would like to build upon the previous planning initiatives for the area, and study the Belford Seaport as an area in need of redevelopment. The township would like to consider expanding the redevelopment area boundary to include adjacent properties to improve the economic, recreational, social, and environmental conditions in the area.

The North Middletown neighborhood contains an area of low- and moderate-income concentration, and CDBG funds has always been targeted to this neighborhood as part of the Township's Home Rehabilitation Program. Between 2008 and 2010, and as part of the state's Neighborhood Preservation Program, a Work Plan was developed for the North Middletown neighborhood that presented an overview of the North Middletown target neighborhood, identified goals and objectives for the neighborhood's needs, and included an Action Plan centered around the neighborhood's goals. Of the neighborhood needs identified, job training was identified as an additional improvement needed in North Middletown. In 2014, the Township identified an area within North Middletown's business district as an Area in Need of Redevelopment, and subsequently in 2015, the Township adopted a Redevelopment Plan. A job training center could be beneficial in the redeveloped business district to support and develop the skills of the local workforce.

According to the 2009-2013 ACS data, approximately three-quarters of the population in the North Middletown CDP are in the civilian, non-army workforce, with 8.8% unemployed, an increase of 4% since 2000. The majority of the employed, civilian workforce is private wage and salary workers, 17.5% are government workers, and 7.9% are self-employed. The majority of workers over 16 years of age drive alone to work. The top two occupations were Management, Business, Science and Arts; and Sales and Office occupations. The top two industries that the North Middletown residents were employed in were Education services and health care; and Retail Trade.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the Township's current workforce match well to the employment opportunities in Middletown. Additionally with the upcoming opening of the cancer center new opportunities will be made available for the Township's workers already in the Healthcare services sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

None

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No at this time, although there are plans for participation in the future, spearheaded by the Township's Economic Development Committee.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The North Middletown neighborhood contains an area of low- and moderate-income concentration as defined by CDBG regulations at **24 CFR 570.208(a)(1)(ii)**, which identifies the methodology to calculate a grantee's "exception" threshold. CDBG funds has always been targeted to this neighborhood as part of the Township's Home Rehabilitation Program.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

No areas have been identified

What are the characteristics of the market in these areas/neighborhoods?

The North Middletown neighborhood is a small bungalow community adjacent to the Raritan Bay.

Historically developed as a summer resort along the Raritan Bay, the North Middletown neighborhood may be characterized as a small Village that is compact, primarily residential in character, with a grid street pattern, and small core of businesses. North Middletown contains the highest single-family development densities in the Township with lot sizes ranging from 2,500 to 5,000 on average.

Are there any community assets in these areas/neighborhoods?

Public amenities in the target neighborhood include a public beach, recreation center, park land, first aid squad, and firehouse. The neighborhood is entirely sewered.

Are there other strategic opportunities in any of these areas?

Middletown was awarded an Open Space grant from Monmouth County to further the ADA accessibility improvements planned at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers. Additionally, in 2014, the Township identified an area within North Middletown's business district as an Area in Need of Redevelopment, and it is expected that in 2015, the Township will adopt a Redevelopment Plan.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Middletown's Consolidated Plan is consistent with the primary CDBG objective of developing viable communities by the provision of decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate- income. This will be achieved in the Township's CDBG program by ensuring that each funded activity meets one of three named national objectives:

- Benefiting Low- and Moderate-Income Persons;
- Preventing or Eliminating Slums or Blight; and
- Meeting Urgent Needs.

The core of Middletown's 2015-2019 Consolidated Plan is built upon the following set of overall guiding principles, which provided a framework for the development of the Consolidated Plan.

- Develop comprehensive strategies to support and assist those in need in the community.
- Involve the community and provide opportunities for citizen participation in the Consolidated Plan process and the preparation of the documents.
- Encourage collaboration with and between public, private, and non-profit agencies in order to ensure the efficient and effective provision of services.
- Leverage CDBG funds and local resources to maximize the effectiveness of programs and services.

The principal goal of Middletown's Consolidated Plan is to foster the maintenance and development of housing affordable to target income households. Additional goals include:

- To conserve and improve the condition of existing affordable housing stock
- To provide adequate sites for affordable housing
- To assist in the development and provision of housing for target income households and special needs groups
- To identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups
- To promote equal housing opportunities
- To preserve assisted housing developments for target income households
- To improve facilities and infrastructure in neighborhoods with concentrations of low- and moderate-income households.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 76 - Geographic Priority Areas

1	Area Name:	North Middletown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The North Middletown target neighborhood is located in the northwestern corner of Middletown Township, north of State Highway 36, along the Raritan Bay. The neighborhood is bounded by Bayside Parkway to the north, Cedar Avenue to the south, William Avenue to the east, and Atlantic Avenue to the west.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Historically developed as a summer resort along the Raritan Bay, the North Middletown neighborhood may be characterized as a small Village that is compact, primarily residential in character, with a grid street pattern, and small core of businesses. North Middletown contains the highest single-family development densities in the Township with lot sizes ranging from 2,500 to 5,000 on average. Public amenities in the target neighborhood include a public beach, recreation center, park land, first aid squad, and firehouse. The neighborhood is entirely sewerred.</p> <p>There is a substantive threat to the neighborhood’s naturally occurring affordable housing stock resulting from the “tear down” phenomenon. Much of the area’s housing stock is well over 60 years old and in need of rehabilitation to ensure continued sustainability. The fabric of the community is slowly being eroded since households are unable to afford to “age in place.” The declining vitality of the neighborhood’s commercial center has compromised resident’s access to goods and services, and has increased dependency on automobiles. Moreover, the area’s public facilities are aging, outmoded, and in need of resources to more closely match neighborhood needs.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Outreach to North Middletown neighborhood as part of 2008-2010 Neighborhood Preservation Plan and ongoing communication with the Ideal Beach Community Association (IBCA). The IBCA was a by-product of the 2008-2010 NPP. The IBCA holds roundtable meetings on an annual basis with Township officials as a way to maintain and improve communication with the Township.</p>
<p>Identify the needs in this target area.</p>	<p>The needs in this target area include housing rehabilitation, redevelopment of the commercial core, and ADA accessibility improvements to public facilities.</p>

<p>What are the opportunities for improvement in this target area?</p>	<p>The greatest asset of this neighborhood is the waterfront. Middletown was awarded an Open Space Grant from the County to improve the beach accessibility in North Middletown. ADA accessible over dune access is proposed, amenities such as benches and water fountains are proposed, lighting, sidewalks and parking lot and safety improvements. CDBG funds are planned to be used for part of the cost for the ADA accessibility improvements at the beach.</p> <p>Further, the commercial core in the neighborhood was recently designated as a redevelopment area, and it is expected in 2015 that a redevelopment plan for the business district will be adopted to spur redevelopment and investment in the area.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>None identified.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

CDBG resources are available to all low and moderate income residents of Middletown Township.

A review of 2009-2013 ACS data shows that at \$77,813, the median household income for Census Tract 8006.01 is below 80% of the Township’s median household income of \$102,088. This census tract comprises the North Middletown neighborhood and portions of the Port Monmouth neighborhood. The Township prioritizes the allocation of CDBG resources to this area of low income concentration.

Further analysis of 2010 Census data shows that median household income in 12 Census Block Groups is below 80% of the Township’s median household income of \$102,088. These Block Groups are distributed throughout the Township, but are mostly located in the Bayshore region (e.g. North Middletown, Port Monmouth, Leonardo) and at retirement communities in the River Plaza area (i.e. Shadow Lake Village area, Shady Oaks).

Efforts are geared towards allocating housing rehabilitation resources for owner-and renter-occupied households located in areas of low income concentration, though resources are also provided to income-eligible households throughout the Township.

Rehabilitation funds will be made available for emergency repairs, to correct building code violations and for barrier-free improvements. Resources will also be allocated towards eligible public facility, neighborhood facility, and infrastructure projects in areas of low income concentration.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 77 – Priority Needs Summary

1	Priority Need Name	Provide housing rehabilitation grants
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	North Middletown
	Associated Goals	Housing Rehabilitation

	Description	Historically, Middletown has directed CDBG resources toward the rehabilitation of single-family dwellings owned and occupied by those that earn less than 80% of the Township's median household income. Rehabilitation funds are made available for emergency repairs, to correct building code violations, for barrier-free improvements, and for repair and replacement of major home systems (heat, plumbing, roof, electric) to ensure a comfortable and safe living environment.
	Basis for Relative Priority	The degree of cost burden experienced by low-income households
2	Priority Need Name	Create suitable living environment
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	North Middletown

	Associated Goals	Improvements at Neighborhood Facility Improvements at Public Facility Administration
	Description	Create a suitable living environment for the Township's physically challenged population by improving accessibility. Projects planned for the Township's 5 year consolidated planning period include accessibility improvements at Ideal Beach in North Middletown, and the Township's sewer authority public facility.
	Basis for Relative Priority	Removing physical barriers for the physically challenged and elderly benefits a clientele presumed to be low and moderate income
3	Priority Need Name	Provide affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	North Middletown
	Associated Goals	Affordable Housing
	Description	<p>The Township is committed to identifying and seizing all practical opportunities for removing barriers to affordable housing at the local level. Local land use policies reflect this commitment, and are articulated in the Township’s 2008 Housing Plan. Middletown’s Zoning Ordinance includes numerous mechanisms that are geared towards making housing more affordable, and the Housing Plan recommends a range of additional methods.</p> <p>Additionally The Middletown Housing Authority is committed to serving the needs of extremely low-income, low-income, and moderate-income families residing in Middletown. This entails addressing public housing revitalization and restoration needs, and solidifying the Authority’s management structure to foster inclusiveness and participation.</p>
	Basis for Relative Priority	With high housing costs in Middletown Township and throughout the region, affordable housing is essential for target low-income income households.
4	Priority Need Name	Assist the homeless and prevent homelessness
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>North Middletown</p>

Associated Goals	Affordable Housing
Description	Middletown’s Department of Welfare provides social service (non-housing) programs to assist the homeless and prevent homelessness. The Welfare Department offers financial assistance through the General Assistance Program offered by the State of New Jersey. However, technical assistance is the Department's primary activity. Department Staff serves as the initial contact for assistance. Homeless individuals and families are counseled on services and programs available and referred to the appropriate County or local facility. In the unusual event that a household requires relocation due to unsafe living conditions, the Township’s Welfare Director serves as the official relocation Officer to secure safer, more permanent housing.
Basis for Relative Priority	

Narrative (Optional)

The basis for assigning the priority given to each category of priority housing needs is based upon the following:

- The degree of cost burden experienced by low-income owner-occupied and renter-occupied units;
- Housing market needs identified in the Housing Market Profile;
- Those activities needed to address identified housing community development needs;
- Consistency with the objectives and action steps identified in the Housing Element of the 2008 Master Plan;
- The ability to leverage resources from the private sector; and
- Anticipated CDBG funding availability and historic funding trends.

The priority ranking system for housing needs is as follows:

- **High Priority:** Activities assigned high priority are expected to be funded during the five-year period.
- **Medium Priority:** As funds are available, activities that are medium priority are expected to be funded.
- **Low Priority:** Activities assigned low priority are not expected to be funded during the five-year period.

As stated in the Needs Assessment, **Cost burden** is more significant housing problem for households in the Township compared to housing problems related to overcrowding and substandard housing conditions; and the majority are **elderly households** (renter and owner) are burdened with the cost of living, and spending greater than 30% and 50% of their income towards housing costs.

The need to provide affordable housing remains strong, particularly for elderly households.

The Housing Market Analysis realized that with high housing costs in Middletown Township and throughout the region, affordable housing is essential for target low-income income households. Accordingly, there is a high need to provide housing rehabilitation grants and affordable housing.

The Middletown Housing Authority is committed to serving the needs of extremely low-income, low-income, and moderate-income families residing in Middletown. This entails addressing public housing revitalization and restoration needs, and solidifying the Authority's management structure to foster inclusiveness and participation.

The County HOME Consortium directly addresses homeless needs in cooperation with the Township's Department of Welfare.

The primary activity to be pursued by Middletown during the next five years is to continue to advocate for facilities and services for persons with special needs. Special attention should be provided to the elderly and frail elderly since this population consists of approximately 16% of the Township's low income households.

The Department of Community Development will continue to support rehabilitation activities which removes the physical barriers for persons with disabilities, and create a suitable living environment for the Township's physically challenged residents by improving accessibility, and the aesthetic quality through architectural design features and other treatments. The Township Housing Authority should also continue to provide housing opportunities to persons with special needs. Finally, the Welfare Department should continue educating persons with special needs on the supplemental services and facilities provided by the Monmouth County Department of Human Services.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The FY 2015 Formula Grantee Allocation for Middletown’s CDBG program is \$241,438, with approximately \$20,000 in anticipated additional program income and \$50,000 in prior year resources. Of Middletown’s FY 2015 allocation of \$241,438, \$28,181 is reallocated funds subject to the litigation. These reallocated funds are currently unavailable for obligation by HUD pursuant to a court order. If the reallocated funds are unavailable when HUD is ready to issue Middletown's grant agreement for the Township's regular formula allocation of FY 2015 funds, the Home Rehabilitation Program activity will be decreased by the reallocated amount of \$28,181.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	241,438	20,000	50,000	311,438	1,045,752	CDBG funding and Program Income is expected to be used to administer the Township's Home Rehab Program, and public facility improvements. Program income is expected to be collected throughout the 5 year Consolidated Planning period at approximately \$20,000 per year. Program income includes fees for processing subordinations, interest, and repayments of 10 year Home Rehab liens.
Other	public - local	Housing	0	0	0	0	0	Program income is included in CDBG funding source.

Table 78 - Anticipated Resources

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

To supplement federal resources to address underserved housing needs, Middletown will continue to collect affordable housing linkage fees for all new residential development that does not include an affordable housing component. These fees will provide the Township with a consistent and revolving resource to fund construction of new affordable units. The Township will continue to support efforts of non-profit housing developers to construct new affordable rental units financed via low-income housing tax credits and HOME funding approval through Monmouth County.

Additionally, Middletown was awarded an Open Space grant from Monmouth County to further the ADA accessibility improvements planned at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers.

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

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MIDDLETOWN TOWNSHIP	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
	PHA	Public Housing	Region

Table 79 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

16. Middletown Housing Authority - The Middletown Township Housing Authority manages two public housing developments (Tomaso Plaza and Daniel Towers). Together these two developments offer rental housing to 252 income eligible senior citizens. Rental assistance is also provided to low income families through the Federal Section 8 Rental Certificate Program. The Housing Authority excels in offering rental housing to very low to moderate income senior and disabled households. However, the number of assisted units available does not meet the Township's senior or disabled housing needs. Additional funding is required to meet the housing demands of the Township's aging population.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 80 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through the HOME Consortium, the Township’s homeless needs are addressed by Monmouth County Community Development and by the Township Department of Welfare. Housing Opportunities for People with AIDS (HOPWA) resources are provided by Woodbridge Township to the metropolitan area.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the HOME Consortium, the Township’s homeless needs are addressed by Monmouth County Community Development and by the Township Department of Welfare. Housing Opportunities for People with AIDS (HOPWA) resources are provided by Woodbridge Township to the metropolitan area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

No gaps identified

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	North Middletown	Provide affordable housing Assist the homeless and prevent homelessness	CDBG: \$0 public-local: \$0	Rental units constructed: 36 Household Housing Unit Homeowner Housing Added: 115 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 42 Beds
2	Housing Rehabilitation	2015	2019	Affordable Housing	North Middletown	Provide housing rehabilitation grants	CDBG: \$1,010,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	Improvements at Neighborhood Facility	2015	2019	Non-Housing Community Development	North Middletown	Create suitable living environment	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1426 Persons Assisted
4	Improvements at Public Facility	2015	2019	Non-Housing Community Development	North Middletown	Create suitable living environment	CDBG: \$40,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2015	2019	Administration	North Middletown	Create suitable living environment	CDBG: \$257,190	Other: 3 Other

Table 81 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<p>Middletown will endeavor to provide decent affordable housing by fostering the maintenance and development of housing affordable to target income households, i.e. North Middletown, as well as other areas of the Township. Priority housing objectives include the rehabilitation and preservation of the Township’s existing affordable housing stock, new construction or substantial rehabilitation of additional affordable housing by nonprofit developers, and to conserve and improve the condition of existing affordable housing stock.</p> <p>Tax incentive programs, e.g. Low Income Housing Tax Credits, help leverage private capital for affordable housing construction. Local housing policies implemented through Middletown’s Master Plan and Zoning Ordinance also help leverage private capital. These policies include inclusionary zoning, write-down/buy-down programs, accessory apartments. Private capital is also leveraged from the development community via required contributions to the Township’s Affordable Housing Trust Account. Construction of approximately 300-400 new rental and for-purchase housing units for low income households are targeted for the period 2010-2014 resulting from local housing policy.</p>

2	Goal Name	Housing Rehabilitation
	Goal Description	Federal resources provided through the CDBG program will provide the financial wherewithal to facilitate housing rehabilitation in the Township. Due to a significant decrease in federal funding, the scope of the Township's rehabilitation program will be limited to correcting code violations, major home systems in need of repair, and handicap accessibility improvements. Secondary repairs will not be considered. This reduction in funding is by no means a reflection of actual need of housing rehabilitation in the Township. Optimistically, the Township anticipates that up to 50 dwelling units will be rehabilitated during 2015-2019 resulting from the CDBG program. Grants of up to \$25,000 will be made available to eligible households. A 10-year lien will be placed on any rehabilitated property.
3	Goal Name	Improvements at Neighborhood Facility
	Goal Description	<p>Accessibility improvements at Ideal Beach will be considered a priority item in 2015 because Middletown anticipates additional resources from Monmouth County to support the project. CDBG funds will be used for ADA accessibility improvements at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers.</p> <p>The Ideal Beach public neighborhood facility is located in North Middletown. North Middletown contains the highest concentration of low income households in Middletown Township. Renovating the Ideal Beach public facility will create year round ADA Compliant access to the beach and waterfront for the elderly and disabled where no such access exists currently.</p>
4	Goal Name	Improvements at Public Facility
	Goal Description	
5	Goal Name	Administration
	Goal Description	Administration of the CDBG Program

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Middletown will endeavor to provide decent affordable housing by fostering the maintenance and development of housing affordable to target income households, i.e. North Middletown, as well as other areas of the Township. Priority housing objectives include the rehabilitation and

preservation of the Township's existing affordable housing stock, new construction or substantial rehabilitation of additional affordable housing by nonprofit developers, and to conserve and improve the condition of existing affordable housing stock.

Tax incentive programs, e.g. Low Income Housing Tax Credits, help leverage private capital for affordable housing construction. Local housing policies implemented through Middletown's Master Plan and Zoning Ordinance also help leverage private capital. These policies include inclusionary zoning, write-down/buy-down programs, accessory apartments. Private capital is also leveraged from the development community via required contributions to the Township's Affordable Housing Trust Account. Construction of approximately 300-400 new rental and for-purchase housing units for low income households are targeted for the period 2010-2014 resulting from local housing policy.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Community Development staff understands the importance of lead safety in homes and ensures that their grant recipients active in the Home Rehabilitation Program and general contractors are aware of lead safe practices.

During the application process, and prior to any rehabilitation work, the Department of Community Development staff educates grant recipients by informing them of the following: (1) whether the structure was built prior to 1978, (2) whether the structure may contain lead-based paint, (3) lead-based paint has certain hazards, (4) lead-based paint poisoning has symptoms and can be treated and (5) precautions to avoid lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Additionally, under the EPA's Renovation, Repair, and Painting Rule, effective April 22, 2010, in order to continue to be in the Township's Housing Rehabilitation Program, contractors and their firms must be certified and use lead-safe work practices when lead is present.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Middletown Township has worked with Federal, State, County and nonprofit agencies to provide information on the barriers preventing households from overcoming poverty. Middletown's resources are devoted to the problems which plague households at or below the poverty line. Township programs are housing rehabilitation, as well as disabled persons, and homelessness assistance.

The Middletown Department of Community Development offers a highly successful rehabilitation program. This program is supported with Federal Funds supplied through the Community Development Block Grant Program.

The Middletown Housing Authority manages two public housing developments (Tomaso Plaza and Daniel Towers). Together these two developments offer rental assistance to 252 income eligible senior citizens. Rental assistance is also provided to low income families through the Federal Section 8 Rental Certificate Program.

The Middletown Township Welfare Department's primary responsibility is providing general assistance and shelter placement to homeless individuals. In addition, the Welfare Department counsels and assists eligible households on how to access Monmouth County Social Service Programs, and partners with the Township schools, Mayor's Office and local non-profits such as Middletown Helps its Own to stock a food pantry at their Croyden Hall offices.

Non-profit institutions responsible for the delivery of affordable housing consist of the Middletown Senior Citizen Corporation, the Lincroft Senior Corporation, and the Affordable Housing Alliance. The Middletown Senior Citizen Housing Corporation manages Bayshore Village which provides rental assistance to 96 households. After Superstorm Sandy made landfall on October 29, 2012, 40 age-restricted rental units were destroyed at Bayshore Village, leaving only 56 affordable rentals intact at this federally subsidized property. The Bayshore Village Senior Citizen Housing Corporation was recently approved by the Township Planning Board to rebuild and redesign the site out of the flood zone for 110 housing units in a 3-story building. All residential units will be rental units reserved for income qualified households and restricted for residents age 62 and older. There will be 96 one bedroom units and 14 two bedroom units.

The Lincroft Senior Citizen Corporation manages Luftman Towers and provides rental assistance to 189 income eligible seniors. The Affordable Housing Alliance manages 28 affordable rental units in the Beacon Place multifamily development in Belford, and is soon to construct 12 affordable units (rentals and for sale) at Highway 36 in Port Monmouth at the Wallace Tract.

On the Federal, State and County levels the Township is interested in developing and participating in programs which combine social and economic actions. New regulations should incorporate economic activities such as; education, job training or child care into existing housing programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Overall, programs offered by Middletown effectively coordinate efforts to address housing issues and the conditions of poverty that surround low income households to the greatest possible extent. However, the need for assistance far exceeds the current level of resources. Therefore, the Township will continue to improve coordination between existing programs, but has also identified the need to create new programs which respond to the needs of those at greatest poverty risk.

SP-80 Monitoring - 91.230

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

The Township of Middletown will develop a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices.

Middletown will track and report on its progress toward meeting its housing and community development goals. At present, the Township prepares an annual monitoring report for submission to the Council on Affordable Housing (COAH) referencing the number of housing units rehabilitated. To supplement this report, Department staff will prepare a Housing and Grant Programs Report on an annual basis summarizing progress on goals and priorities identified in the Consolidated Plan and Housing Element. The Housing and Grant Programs Report will include a status report of the CDBG, Program Income, Affordable Housing Trust Fund programs and projects. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

Once the Middletown's 2015 – 2019 Five-Year Consolidated Plan and Annual Action Plan are approved by HUD, the Township will work with HUD staff for further training on IDIS software for on-line monitoring of projects, performance measurement and drawing funds down from HUD.

Middletown will also ensure all activities of subrecipients are monitored sufficiently to assure that they are carrying out programs/projects consistent with the Plan and with national objectives.

Expected Resources

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

Introduction

The FY 2015 Formula Grantee Allocation for Middletown’s CDBG program is \$241,438, with approximately \$20,000 in anticipated additional program income and \$50,000 in prior year resources. Of Middletown’s FY 2015 allocation of \$241,438, \$28,181 is reallocated funds subject to the litigation. These reallocated funds are currently unavailable for obligation by HUD pursuant to a court order. If the reallocated funds are unavailable when HUD is ready to issue Middletown's grant agreement for the Township's regular formula allocation of FY 2015 funds, the Home Rehabilitation Program activity will be decreased by the reallocated amount of \$28,181.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	241,438	20,000	50,000	311,438	1,045,752	CDBG funding and Program Income is expected to be used to administer the Township's Home Rehab Program, and public facility improvements. Program income is expected to be collected throughout the 5 year Consolidated Planning period at approximately \$20,000 per year. Program income includes fees for processing subordinations, interest, and repayments of 10 year Home Rehab liens.

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: \$		
Other	public - local	Housing	0	0	0	0	0	Program income is included in CDBG funding source.

Table 82 - 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

To supplement federal resources to address underserved housing needs, Middletown will continue to collect affordable housing linkage fees for all new residential development that does not include an affordable housing component. These fees will provide the Township with a consistent and revolving resource to fund construction of new affordable units. The Township will continue to support efforts of non-profit housing developers to construct new affordable rental units financed via low-income housing tax credits and HOME funding approval through Monmouth County.

Additionally, Middletown was awarded an Open Space grant from Monmouth County to further the ADA accessibility improvements planned at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers.

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

Discussion

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	Housing Rehabilitation	2015	2019	Affordable Housing	North Middletown	Provide housing rehabilitation grants	CDBG: \$201,438	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Improvements at Neighborhood Facility	2015	2019	Non-Housing Community Development	North Middletown	Create suitable living environment	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
3	Administration	2015	2019	Administration	North Middletown	Provide housing rehabilitation grants Create suitable living environment	CDBG: \$40,000	Other: 3 Other

Table 83 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	

2	Goal Name	Improvements at Neighborhood Facility
	Goal Description	
3	Goal Name	Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Middletown expects to be part of three (3) eligible activities in 2015.

The first project is the Middletown Township Department of Community Development's CDBG Rehabilitation Program. Middletown Township is an entitlement Community which receives CDBG funds directly from the Federal Government. The Middletown Township Department of Community Development FY2015 CDBG Formula Grantee Allocation is \$241,438. The Department of Community Development expects to devote \$201,438 of these funds to rehabilitation activities.

The funds will be available for emergency repairs, correct building code violations, lead base paint safe work practices, and barrier-free improvements at single-family dwellings and public facilities. The Department of Community Development plans on rehabilitating 10 households with this resource. The Township offers a grant amount of \$25,000. Program Administration costs will be approximately \$40,000.

The second project will be accessibility improvements at Ideal Beach in North Middletown in 2015. Middletown anticipates additional resources from Monmouth County to support the project. CDBG funds will be used for ADA accessibility improvements at the Ideal Beach waterfront in North Middletown including an accessible boardwalk, depressed curbing, re-striping for accessibility in the existing parking lot, and ADA compliant drinking fountains and showers. The Department of Community Development expects to devote \$50,000 of prior year CDBG funds to accessibility improvements at Ideal Beach.

The Ideal Beach public neighborhood facility is located in North Middletown. North Middletown contains the highest concentration of low income households in Middletown Township. Renovating the Ideal Beach public facility will create year round ADA Compliant access to the beach and waterfront for the elderly and disabled where no such access exists currently. The Department of Community Development expects to devote \$50,000 in CDBG funds.

The third project is considered Administration of the CDBG program. The Department of Community Development expects to devote \$40,000 to CDBG funds.

#	Project Name
1	Home Rehab
2	Admin
3	Improvement of Public Neighborhood Facilities

Table 84 – Project Information

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

CDBG funds are allocated on a township-wide basis for the Home Rehabilitation Program. CDBG funds are allocated for accessibility improvements at Ideal Beach because the improvements will serve a low and moderate income clientele in a low and moderate income neighborhood.

AP-38 Project Summary

Project Summary Information

1	Project Name	Home Rehab
	Target Area	North Middletown
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Provide housing rehabilitation grants
	Funding	CDBG: \$221,438
	Description	Rehabilitation of single family dwellings to correct code violations, provide handicap accessibility improvements, and repair or replace major systems of the home including roof, heating, electrical to keep households safe, comfortable, and to maintain neighborhood quality and sustain naturally-occurring affordable housing stock.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Admin
	Target Area	North Middletown
	Goals Supported	Administration
	Needs Addressed	Create suitable living environment

	Funding	CDBG: \$40,000
	Description	Administration of the home rehab program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Improvement of Public Neighborhood Facilities
	Target Area	North Middletown
	Goals Supported	Improvements at Neighborhood Facility
	Needs Addressed	Create suitable living environment
	Funding	CDBG: \$50,000
	Description	Ideal Beach Accessibility Improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

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

Housing rehabilitation is offered throughout the Township with the only restrictions having to do with income qualifications. The Ideal Beach project is a neighborhood facility located in a low-income neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
North Middletown	25

Table 85 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing rehabilitation is offered throughout the Township with the only restrictions having to do with income qualifications. The Ideal Beach project is a neighborhood facility located in a low-income neighborhood.

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The primary activities to support the Homeless and other special needs activities will be performed by the Middletown Township Welfare Department. The Welfare Department will continue its proactive role in homeless assistance and prevention. The first step in assisting homeless individuals is finding safe decent shelter. The Welfare Department places individuals at the County Shelters in emergency cases or provides temporary rent subsidies in various rooming houses. Funding for the homeless program is provided by the State of New Jersey. The State pays one hundred percent of the general assistance of the program, with clerical expenses paid for by the Township of Middletown.

Actions planned to foster and maintain affordable housing

The Township is committed to identifying and seizing all practical opportunities for removing barriers to affordable housing at the local level. Local land use policies reflect this commitment, and are articulated in the Township's 2008 Housing Plan. Middletown's Zoning Ordinance includes numerous mechanisms that are geared towards making housing more affordable, and the Housing Plan recommends a range of additional methods.

17. Inclusionary Zoning – Created an inclusionary zoning environment that facilitated the approval of well over 200 non-age restricted affordable housing units, and 240 affordable senior housing units. Affordability is controlled for at least the first thirty (30) years of the unit's occupancy. Inclusionary zoning is in place that requires a minimum 20-25% affordable setaside at multiple sites distributed throughout the Township. Middletown's adopted 2008 Housing Element and Fair Share Plan provides additional detail.
18. Residential Over Commercial – Middletown's zoning ordinance has identified 9 sites that are suitable for new mixed-use buildings, i.e. residential over commercial. All residential units will be set aside for low and moderate income households. Encouraging residential living quarters above commercial establishments provides low income rental opportunities in close proximity to entry level employment opportunities and public transportation infrastructure. The Township now provides grants averaging \$20,000.00 per unit for such projects.
19. Low Income Housing Tax Credits (LIHTC) – Middletown has supported the development of 180 age-restricted senior housing rental units in the Navesink section of the Township, 30 rentals at Chapel Hill, and 18 rentals at Harmony Glen. The developers of these units will utilize the federal LIHTC program to leverage resources.
20. Scattered Site Construction – The Township provides resources for the construction of two and three bedroom single-family homes on scattered sites. Homes are sold at affordable prices to income-eligible households, and are subject to affordability controls.

21. Accessory Apartments - Middletown has adopted zoning permitting affordable accessory apartments in all single-family residence zones. Occupancy is restricted to low or moderate income households for a period of 10 years. From 1994 through 2003, Middletown completed 10 accessory apartments. Since initiating a grant program in 2002, whereby a \$10,000 grant is given towards the construction of an accessory apartment, well over 10 accessory apartments were added to Middletown's inventory.
22. Market to Affordable Program - Middletown will establish a "market to affordable" program where the Township will pay down the cost of market-rate units anywhere in the Township and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households. The current real estate market provides the Township with a significant opportunity to create affordable units without adding to the Township's housing stock.

Actions planned to reduce lead-based paint hazards

The Community Development staff understands the importance of lead safety in homes and ensures that their grant recipients and contractors are aware of lead safe practices.

During the application process, and prior to any rehabilitation work, the Department of Community Development staff educates grant recipients by informing them of the following: (1) whether the structure was built prior to 1978, (2) whether the structure may contain lead-based paint, (3) lead-based paint has certain hazards, (4) lead-based paint poisoning has symptoms and can be treated and (5) precautions to avoid lead poisoning.

If the presence of lead-based paint has been confirmed for any rehabilitation project, the Township's Housing Rehabilitation Program requires that the contractor use EPA's lead safe work practices.

Additionally, under the EPA's Renovation, Repair, and Painting Rule, effective April 22, 2010, in order to continue to be in the Township's Housing Rehabilitation Program, contractors and their firms must be certified and use lead-safe work practices.

Actions planned to reduce the number of poverty-level families

Middletown Township has worked with Federal, State, County and non-profit agencies to provide information on the barriers preventing households from overcoming poverty. Middletown's resources are devoted to the problems which plague households at or below the poverty line. Township programs are housing rehabilitation, as well as helping disabled persons and providing homelessness assistance.

The Middletown Department of Community Development offers a highly successful rehabilitation program. This program is supported with Federal funds supplied through the Community Development Block Grant Program.

The Middletown Township Housing Authority manages two (2) public housing developments (Tomaso

Plaza and Daniel Towers). Together these two (2) developments offer rental assistance to 252 income-eligible senior citizens. Rental assistance is also provided to 245 low-income families through the Federal Section 8 Rental Certificate Program.

In 2015, the Middletown Township Housing Authority will continue to improve and upgrade their units through various federal grants. In addition, they will work with the residents to encourage their participation in operation and management.

The Middletown Township Welfare Department's primary responsibility is providing general assistance and shelter placement to homeless individuals. In addition, the Welfare Department counsels and assists eligible households on how to access Monmouth County Social Service Programs such as food stamps, medicaid and aid to dependent children.

Non-profit institutions responsible for the delivery of affordable housing consist of the Middletown Township Senior Citizen Corporation and the Lincroft Senior Citizen Corporation. The Middletown Township Senior Citizen Housing Corporation manages Bayshore Village which will provide rental assistance to 110 households. The Lincroft Senior Citizen Housing Corporation manages Luftman Towers and provides rental assistance to 189 income-eligible seniors.

On the Federal, State and County levels, the Township is interested in developing and participating in programs which combine social and economic actions. New regulations should be promoted which incorporate economic activities such as education, job training or child care into existing housing programs.

Overall, programs offered by Middletown Township effectively coordinate efforts to address housing issues and the conditions of poverty that surround low-income households to the greatest possible extent. However, the need for assistance far exceeds current funding levels. Therefore, the Township will continue to improve coordination between existing programs, but also identify the need to create new programs which respond to the needs of those at greatest poverty risk.

Actions planned to develop institutional structure

The Department of Planning and Community Development administers the CDBG program. The Middletown Housing Authority manages 489 public housing units in the township. The Department of Welfare provides homelessness assistance.

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

The Middletown Department of Planning and the Department of Community Development is the lead agency for the Township. In developing this document, several meetings and telephone conferences were held with the Department of Community Development, Department of Welfare and the

Middletown Township Housing Authority. These meetings enabled each agency to discuss housing issues on a Township basis and not just within each agency's border.

The completion of this document will not be the end of these discussions. Each agency will continue to communicate and refine the Township's housing policies.

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

Other CDBG Requirements

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

Discussion

Attachments

Citizen Participation Comments

Consolidated Plan
Amy H. Sarrinikolaou, Assistant Director of Community Development
Middletown Township
1 Kings Highway
Middletown, NJ 07748

February 9, 2015

Dear Ms. Sarrinikolaou,

After reading the Consolidated Plan, I request that the following comments be entered into the Final Plan presented to the Program Officials. This draft Plan does not state who determined or decided to move forward or who abandoned the designated projects and I feel that information should be included and how they made the decision/determination.

- The East Keansburg Firehouse is a public building and should be ADA compliant. The Plan states that this facility, even though it is a polling place, did not meet the criteria for satisfying an area benefit for low and moderate income households. The Plan states that the firehouse is located in the midst of low and moderate income households therefore it appears the Plan is contradicting itself. If the firehouse was ADA compliant it could resume as a polling place. There is no mention as to what was done with the funds that were allocated for this project.
- Also, there is no mention of the amount of funding that was set aside for the Ideal Beach project.

Item 4

- Middletown Township does not have a Welfare Department or at least a department using the name "Welfare Department". There is a Social Services Department that has a Certified Welfare Director as head. Reference to a Welfare Department is made numerous times in this report and is confusing because no such department exists.
- The Plan states that a series of meetings were conducted to solicit input from "various stakeholders", but no more than two groups are listed. There is no mention of any faith-based organizations being brought into the process. Table 2 is not provided in the report, which would possibly identify other participants.

NA-50 pg 12

- There should be mention of how much was set aside in previous years for the Ideal Beach Project. There should also be mention of how much of a contribution Monmouth County is making in this priority item for this year.
- CDBG funds should not be used for facilities controlled by TOMSA (Township of Middletown Sewerage Authority). This separate entity in the township runs independently of the township and has a multi-million capital budget of its' own. ADA compliance of these facilities should be

funded from the TOMSA capital budget. That would make more money available for private residents in need of help.

MA-05 pg14

- Rents and all subsidies should be referred to and noted for what they are used for.
- Middletown states that they advocate for facilities and services for people with special needs and disabilities but they do not seek all avenues of input. Recently they abolished the Middletown Human Rights Commission which was the oldest municipal human rights commission in NJ.

MA-45 pg 25

- As an advisory board, the Economic Development Committee conducts an annual meeting to present views they have formed over the year. The Consolidation Plan states that the EDC meets frequently, but the assertion that the public has input is not accurate. The public is not permitted to attend. To state that "meetings are held frequently to get the public's feedback on commercial trends, ways to spur economic development, and ideas on how to attract and retain businesses in Middletown" should prove to be impossible since the public is not included.

The Community Development Block Grant Program should be administered through the Planning Department. There should be no reason to hire someone to administer the Program. This will make an additional \$40k available to provide to more homes for rehabilitation.

Best regards,



Donald R. Watson
1 Collinson Dr.
New Monmouth, NJ 07748

Response to public comment received from Donald Watson, Middletown resident.

- The 2010-2014 Consolidated Plan and 2010 Action Plan allocated \$17,500 of CDBG funds for handicap accessible improvements to the exterior of the East Keansburg Firehouse. Improvements included a switchback ramp with railing and landing, sidewalk along Day Avenue, new door and overhang. In 2010-2011, the project remained in the design phase. By 2012, due to a substantial decrease in federal CDBG funding, only non-housing, community development needs that could be completed in partnership with other funds from different agencies would be considered priority items in 2012. In 2013 and 2014, CDBG funding continued to decrease, and accessibility improvements at the East Keansburg Firehouse were delayed to at least the 2015-2019 Consolidated Plan period. In 2013, the Township was required by Monmouth County to stop using the firehouse as a polling facility due to lack of ADA compliance of the exterior and interior of the building. As the firehouse is no longer used as a polling facility, it is no longer eligible for CDBG funds as a public facility, and therefore not included as an activity in the Township's 2015-2019 Consolidated Plan and 2015 Action Plan.

The funds originally allocated for the East Keansburg Firehouse were reallocated to the Township's Home Rehabilitation Program.

- The 2015 Annual Action Plan indicates the amount of CDBG funding allocated for Ideal Beach accessibility improvements.
- The Middletown Township Social Services Department may be referred to the Welfare Department as it is the Welfare Department for the New Jersey Department of Human Services. Clarification is provided in the plan document.
- The development of the 2015-2019 Consolidated Plan was overseen by the Township's Department of Planning and Community Development in conjunction with the Monmouth County HOME Consortium. In addition to the outreach conducted by Middletown Township to the Township Housing Authority and Township Welfare Department, Monmouth County's outreach to non-profit organizations with faith based options for the development of the County's Consolidated Plan will supplement the Township's outreach.
- The 2012 Action Plan allocated \$50,000 for Ideal Beach accessibility improvements. Due to Superstorm Sandy, CDBG funds were not expended for accessibility improvements at Ideal Beach in 2012. The 2013 Action Plan again allocated \$50,000 for accessibility improvements at Ideal Beach but CDBG funds again were not expended based on post-Sandy conditions. CDBG funds were not allocated for accessibility improvements at Ideal Beach in the 2014 Action Plan because the U.S. Army Corps of Engineers beach replenishment and dune reconstruction project was still in progress through the Summer 2014. Middletown Township received \$200,000 from the Monmouth County Open Space grant program to complete Phase 1 of the Ideal Beach Park project.

- The 2015 Action Plan does not allocate funds for accessibility improvements at the Township's Sewerage Authority.
- The Middletown Township Housing Authority manages two subsidized housing developments (Tomaso Plaza and Daniel Towers) offering rental assistance to house 252 income eligible disabled or senior citizens. Rental assistance is also provided to low income families through the Federal Housing Choice Voucher Program. The Housing Authority excels in offering rental housing to very low to moderate income senior and disabled households. However, the number of assisted units available does not meet the Township's senior or disabled housing needs as is indicative of the waiting list. Additional funding would be required to meet the housing demands of the Townships aging population.
- Statement.
- The Middletown EDC Town Hall meetings are open to the public.
- Statement.

3)
2-25
PM

RESOLUTION NO. 15-113
A RESOLUTION APPROVING THE MIDDLETOWN TOWNSHIP
2015-2019 FIVE YEAR CONSOLIDATED PLAN FOR HOUSING AND
COMMUNITY DEVELOPMENT FOR SUBMISSION TO THE
FEDERAL DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD)

WHEREAS, Middletown Township is an Entitlement Community receiving Community Development Block Grant (CDBG) funds directly from the Federal Government; and

WHEREAS, preparation of a Consolidated Plan every five years is a federal requirement in order for entitlement communities to receive housing and community development block grant funding; and

WHEREAS, Middletown Township's prior Consolidated Plan addressed the period 2010 through 2014; and

WHEREAS, the Township of Middletown, Monmouth County, the City of Asbury Park and the City of Long Branch have formed a Consortium in order to be eligible as an entitlement community to receive HOME Investment Partnership funds; and

WHEREAS, the Consortium and the Township Department of Planning and Community Development acted as lead agencies in developing the Township's 2015-2019 Consolidated Plan, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held to receive public comment on the draft Consolidated Plan on January 28, 2015; and

WHEREAS, the 30-day public comment period started on January 13, 2015 and continued through and included February 11, 2015; and

WHEREAS, the Township Committee has reviewed and considered the Consolidated Plan attached as Exhibit A hereto, on February 3, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Middletown Township Committee that the 2015-2019 Consolidated Plan attached hereto is hereby approved.

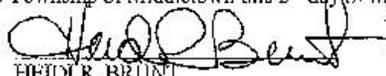
BE IT FURTHER RESOLVED by the Middletown Township Committee that the Mayor, her assigns, Township Administrator and Community Development Director are hereby authorized to execute all forms, certifications and documents to ensure the timely and accurate submission of the approved 2015-2019 Consolidated Plan to the US Department of Housing and Urban Development.

Committee Member	Approved	Opposed	Abstain	Absent
Mayor Murray	X			
A. Fiore	X			
S. Massell	X			
K. Settembrino	X			
G. Scharfenberger	X			

CERTIFICATION

I, Heidi R. Brunt, Township Clerk of the Township of Middletown, hereby certify the foregoing to be a true copy of a resolution adopted by the Middletown Township Committee at their meeting held March 2, 2015.

WITNESS, my hand and the seal of the Township of Middletown, this 2nd day of March 2015.


 HEIDI R. BRUNT
 TOWNSHIP CLERK, CMC, RMC, CMR

Grantee SF-424's and Certification(s)



SF 424

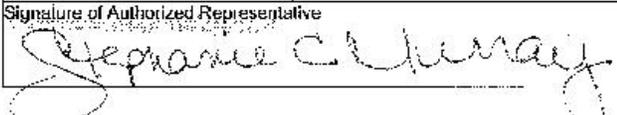
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the ICPMP.xls document of the CPMP tool.



Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier B-15-MC-34-0110	Type of Submission	
Date Received by state	State Identifier 34	<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction Township of Middletown		LOG Code NJ341874	
Street Address Line 1 1 Kings Highway		Organizational DUNS 04-909-4121	
Street Address Line 2		Organizational Unit	
City Middletown	New Jersey	Planning and Community Development	
ZIP 07748	Country U.S.A.	Division	
Employer Identification Number (EIN): 21-6000871		Monmouth County	
Applicant Type: Local Government: Township		Program Year Start Date (1/1)	
		Specify Other Type if necessary:	
		Specify Other Type	
U.S. Department of Housing and Urban Development			
Program Funding			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount 241,438	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged		
\$Locally Leveraged Funds	\$Grantee Funds Leveraged		
\$Anticipated Program Income 20,000	Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s) 261,438			
Home Investment Partnerships Program			
HOME Project Titles		14.239 HOME	
HOME Grant Amount		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged		
\$Locally Leveraged Funds	\$Grantee Funds Leveraged		

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14,241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14,231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of: Applicant Districts		Project Districts	Is application subject to review by state Executive Order 12372 Process?
is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A This application was made available to the state EO 12372 process for review on DATE Program is not covered by EO 12372 Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name Amy	Middle Initial H	Last Name Sarriniklaou
Title Assistant Dir Comm Dev	Phone 732 615 2289	Fax 732 615 2103
eMail asarrink@middletownnj.org	Grantee Website www.middletownnj.org	Other Contact
Signature of Authorized Representative 		Date Signed 5-13-15



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

This certification does not apply.

This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 200, 200, 200, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

 5.18.15
Signature/Authorized Official Date

Stephanie C. Murray

Name

Mayor, Township of Middletown

Title

1 Kings Highway

Address

Middletown/New Jersey/07748

City/State/Zip

732-615-2000

Telephone Number

Jurisdiction

This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

- By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

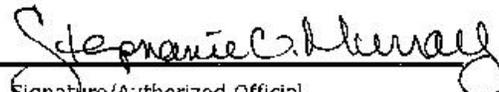
Jurisdiction

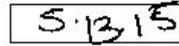
controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan


Signature/Authorized Official


Date

Stephanie C. Murray

Name

Mayor, Township of Middletown

Title

1 Kings Highway

Address

Middletown/New Jersey/07748

City/State/Zip

732-615-2000

Telephone Number

Jurisdiction _____

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

Jurisdiction

This certification does not apply.

This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

This certification does not apply.

This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

Jurisdiction

authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
<hr/>	
Name	
<hr/>	
Title	
<hr/>	
Address	
<hr/>	
City/State/Zip	
<hr/>	
Telephone Number	
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Appendix - Alternate/Local Data Sources

Executive Summary

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

1. Introduction

The 2015-2019 Five-Year Consolidated Plan for the City of Long Branch will focus on initially on helping to restore infrastructure that was destroyed by Super Storm Sandy. Waterfront parks were also heavily damaged and restoration of the parks and infrastructure are being worked out by the City, FEMA, State of NJ Green Acres Division and City Departments including the Office of Community and Economic Development. Repair of the boardwalk is set to start in 2015. The OCED will support development of Pier Village Phase III and from this new project it is hoped that money for new affordable housing will be contributed by the Kushner Development Group. 2015 marks the 41st year of the CDBG Program in Long Branch and as such will continue to work with local agencies such as the Long Branch Housing Authority, the Long Branch Concordance, Bucky James Community Center, Monmouth County Community Development Office, Brookdale Community College and other groups and individuals to deliver services and benefits to low to moderate families in need and areas of the City that are in need

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

The Con Plan will address infrastructure needs, housing needs, crime prevention needs, economic development needs, recreational and social needs, blight removal strategies, public facilities and community gardens improvements, public health and other services. The outcomes include making infrastructure development such as the construction of the oceanfront boardwalk accessible once again; making new affordable housing available, economic development viable; recreational and social needs available; crime prevention and police protection more comprehensive; health, nutrition and social services more accessible and the removal of blight and deteriorated properties more apparent.

3. Evaluation of past performance

The purpose of the Community Block Grant Program is to assist low to moderate groups and individuals of all races and ethnic groups that are in need. It has been the stated mission of the OCED to carry out this directive at all times and in every way humanly possible. The benefits of the program are constantly promoted and all are welcome to participate as long as the eligibility criteria are met. In the past, it is

the feeling of the staff of the OCED that some within the community do not readily respond to assistance either out of fear of being here in the community illegally or that a language barrier may exist or that awareness of the program may need to be improved. The OCED is committed to reaching all of those in need within the City and to better promote the CDBG Program to the entire community. In addition, the OCED will eliminate language barriers by having linguists and other resources available and regularly visit those businesses and uses within the City in an effort to reach the immigrant and other ethnic societies within the City.

4. Summary of citizen participation process and consultation process

During any given year of the CDGB Program, public forums and meetings are held to solicit public input. Citizens may also, at anytime, make comments or express concerns to the OCED.

5. Summary of public comments

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

There were no comments discarded.

7. Summary

The public is pleased with the progress of our CDBG program and is looking forward to our continued participation.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator		Administration/OCED

Table 86– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

Jacob L. Jones, Director (732-923-2040) jjones@longbranch.org

Elisabeth Cook, Program Analyst (732-923-2043) ecook@longbranch.org

Tonya Medina, Housing Coordinator (732-923-2045) tmedina@longbranch.org

Funding sources include HUD Field Office One Newark Center, 13th Floor, Newark, NJ

UEZ (Urban Enterprise Zone Program)

Regional Contribution Agreement (RCA)

State of New Jersey DEP Green Acres Division

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The OCED has consulted with various agencies and groups in formulating the 2015 Consolidated Plan. The OCED will continue to work with institutions, church groups, local housing authority and Monmouth County in administering the Plan and Annual Work Program through the duration of the Five-Year Consolidated Plan.

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(I)).

The activities carried out by the OCED to enhance coordination between Public and assisted housing providers include the collaboration of holding special events such as housing seminars to teach future homeowners about cleaning up their credit reports while pursuing a mortgage. Meetings are also held with the local housing authority to announce housing availability and maintenance protocols. The OCED meets with the county to discuss services for the homeless and mentally disturbed. The Continuum of Care Program is also discussed.

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 OCED is annually apprised of the Continuum of Care Program and in coordination with the county, makes referrals to the program should or when the need arises.

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

The OCED is advised by the County the steps necessary when referring a case to the county. The OCED acts as an ambassador of the program and occasionally makes a referral based on need to the county on behalf of a client.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 87– Agencies, groups, organizations who participated

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

No particular agency was overlooked as all were invited to participate.

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 Comm. Dev.	Referrals are made locally to the county for client assistance.

Table 88– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The OCED is part of the Consortium with Middletown, Asbury park and Howell Township. We meet regularly with the Monmouth County Department of Community Development and with the county as the lead agency within the Consortium, we formulate the Consolidated Plan. We will send our draft plan into the county and the county will submit to HUD all final plans (integrated into the county's plan). The annual plan is then administered according to the Consolidated Plan.

Narrative

PR-15 Citizen 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 OCED receives information from local residents and others on a regular basis. For the Five-Year Plan, major concerns such as housing, healthcare, social services (such as transportation, food, money for gas and electric services, etc.), parks development, youth activities, senior activities and infrastructure development (such as restoring the boardwalk, beaches and streets) are all things considered in the Plan. Job creation remains a major concern for many within the community as well. The OCED has supported these concerns and will continue to do so. It has been necessary to leverage other resources and to venture into other programs and funding sources in order to address and provide for such activities. As CDBG funding has been reduced, the demand for assistance has increased. It is imperative that effective spending and realistic projects be incorporated within the Plan.

While every goal cannot be reached it is important to establish measurable objectives that can foster success and better deliver the needed benefits to those living in poverty.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The attendance at the public meeting was sparse. Just a few people showed for the meeting although the public meeting was properly advertised.	The public was satisfied with the presentation as there were no adverse comments. The OCED was praised for doing a good job.	Not applicable. There were no comments discarded.	

Table 89– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

After several meetings with the general public, local housing authority, business groups, church groups and other agencies, the following concerns have been developed for residents within the City of Long Branch. The list is not necessarily in order of priority but all listed items are important nonetheless:

Infrastructure and Oceanfront development and rehabilitation;

Affordable housing production and housing rehabilitation;

Recreational parks development and rehabilitation;

Economic and business development and sustainability;

Property development and removal of blight;

Public facilities improvement;

Community gardens and nutrition projects;

Public services including educational, social, cultural and recreational projects and events;

Public health and hygiene;

Crime Prevention and public safety.

The needs were obtained through consultations, surveys, public and private meetings. The OCED has attempted to receive input from various ethnic groups including White, Black, Hispanic, Asian races and the various nationalities that populate the City of Long Branch. Actual survey forms were emailed, mailed and hand-delivered to citizens, groups and organizations in an effort to accumulate information that directly reflected the opinions of those living within the community. The aforementioned list of needs reveal the results of those surveyed.

The Consolidated Plan will address the needs spelled out in the needs assessment overview. The specific categories display the concerns of the urban area in Monmouth County, and in this case, the City of Long Branch and funding provided by HUD will be used to seek the desired outcomes that must be evident in order to achieve success and to justify the funding parameters and objectives demanded by the Community Block Grant Program.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities are a priority need as such facilities are inherently valuable in providing service to the community.

How were these needs determined?

The needs were established by the demand from the public to provide services and information to maintain and improve the quality of life for the residents.

Describe the jurisdiction's need for Public Improvements:

Public improvements can range from replacement of the oceanfront boardwalk to replacing a major sewer lateral on Broadway. The benefits range from recreational to business sustainability which allow for the quality of life benefit which is indispensable for the good of the public. There are many other public improvements necessary for a community.

How were these needs determined?

The needs were determined by community input, consultations and information garnered from City and County departments.

Describe the jurisdiction's need for Public Services:

The need for public services remains a high priority as such things as public safety, health concerns, garbage disposal, social services, recreation, senior and youth activities and access to such services all are high priority concerns. The Five-Year Consolidated Plan will seek to address some of these priorities.

How were these needs determined?

The needs were determined through consultations, public forums and direct contact with much of the populace.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Yes, There are areas of housing concentration where multiple housing problems may occur. The area of Central Avenue bounded by Ocean Avenue on the east, Joline Avenue to the north and Rockwell Avenue to the west. Public and private multiple housing units exist and often times there are crimes committed and some instances of overcrowding. Concentration means multi-family or more than four units.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Yes there are areas as previously described.

What are the characteristics of the market in these areas/neighborhoods?

The areas have been improved since 2010 with new public housing units and a new school. New affordable housing units have also been constructed but new sidewalks and re-surfaced street with new landscaping could improve the marketability of single family units within the area.

Are there any community assets in these areas/neighborhoods?

There are community assets with a new church wing on a major edifice in the neighborhood, new grammar school and a new community center.

Are there other strategic opportunities in any of these areas?

Yes there are strategic opportunities as there are some open tracts of land contiguous to the area that could be developed.

Introduction

The various non-housing community development assets are listed as per information provided by the Monmouth County Community Development Department. For more information please visit www.visitmonmouth.com.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	25	2	0	0	0
Arts, Entertainment, Accommodations	1,368	1,694	14	22	8
Construction	498	503	5	7	2
Education and Health Care Services	2,298	3,081	24	40	16
Finance, Insurance, and Real Estate	760	257	8	3	-5
Information	333	21	3	0	-3
Manufacturing	578	257	6	3	-3
Other Services	414	274	4	4	0
Professional, Scientific, Management Services	1,007	360	10	5	-5
Public Administration	21	2	0	0	0
Retail Trade	1,416	859	15	11	-4
Transportation and Warehousing	346	97	4	1	-3
Wholesale Trade	532	234	6	3	-3
Total	9,596	7,641	--	--	--

Table 90 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	18,389
Civilian Employed Population 16 years and over	16,958
Unemployment Rate	7.78
Unemployment Rate for Ages 16-24	29.02
Unemployment Rate for Ages 25-65	5.07

Table 91 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	2,539
Farming, fisheries and forestry occupations	391
Service	2,584
Sales and office	2,335
Construction, extraction, maintenance and repair	2,888
Production, transportation and material moving	713

Table 92 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,152	63%
30-59 Minutes	3,340	21%
60 or More Minutes	2,618	16%
Total	16,110	100%

Table 93 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,723	225	615
High school graduate (includes equivalency)	4,498	294	1,030
Some college or Associate's degree	2,923	280	568
Bachelor's degree or higher	3,435	76	589

Table 94 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	226	696	594	748	407
9th to 12th grade, no diploma	354	473	437	615	523
High school graduate, GED, or alternative	1,542	1,886	1,709	2,227	1,101
Some college, no degree	1,303	872	606	1,389	522
Associate's degree	217	253	181	470	156
Bachelor's degree	256	1,008	786	1,169	393
Graduate or professional degree	36	352	154	631	397

Table 95 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,645
High school graduate (includes equivalency)	26,215
Some college or Associate's degree	33,914
Bachelor's degree	51,538
Graduate or professional degree	71,630

Table 96 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Long Branch are Monmouth Medical Center, the Long Branch Board of Education and Monmouth University.

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are areas of housing concentration where multiple housing problems may occur. The area of Central Avenue bounded by Ocean Avenue on the east, Joline Avenue to the north and Rockwell Avenue to the west. Public and private multiple housing units exist and often times there are crimes committed and some instances of overcrowding. Concentration means multi-family or more than four units.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

See above

What are the characteristics of the market in these areas/neighborhoods?

The areas have been improved since 2010 with new public housing units and a new school. New affordable housing units have also been constructed but new sidewalks and re-surfaced street with new landscaping could improve the marketability of single family units within the area.

Are there any community assets in these areas/neighborhoods?

There are community assets with a new church wing on a major edifice in the neighborhood, new grammar school and a new community center.

Are there other strategic opportunities in any of these areas?

There are strategic opportunities as there are some open tracts of land contiguous to the area that could be developed.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic Plan will focus on Infrastructure and Oceanfront Development. The boardwalk was destroyed by Super Storm Sandy and is just being approved for reconstruction. Citizens depend on the availability of the board walk for recreation as well as access to business. In addition, a waterfront park and several roadways were damaged by Sandy. Restoration of this infrastructure will help recreation activities and business development.

With the development of Pier Village Phase III, market rate rentals and new commercial are proposed. Along with these developments, the developer has to contribute to Affordable Housing mandates which may produce new affordable housing.

The Strategic Plan will offer assistance for Senior Activities and Youth Activities for the continuance of recreation, education, cultural events and more.

The Strategic Plan will support the improvement of City parks for recreation access and the improvement of Public Facilities such as upgrades to the Community Service Building and Community Gardens.

Crime Prevention and Public Safety are key to having a stable community where residents feel safe walking down the street and merchants are unafraid to operate in business zones. The plan will support local police.

Public services are very important. To this end the plan will support the Long Branch Concordance that provide social services to immigrant populations; the Bucky James Community Center, Senior Center and Recreation Department as well as other agencies and non-profits.

The Plan will assist with property improvement and Demolitions as old will make way for the new.

The Plan will also support health and hygiene for the overall good of the public. Assistance will be given to a local medical center that treats HIV cases for those without the means to pay for the service.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 97 - Geographic Priority Areas

1	Area Name:	City-wide, emphasis on low/mod zones
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Low/Mod Zones
	Area Type:	Local Target area

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	CT/BG: 340258054002; 340258055001; 340258055004; 340258056001; 340258056002; 340258057001; 340258058002; 340258058003; 340258058004; 340258059001; 340258059004; 340258061001; 340258061004
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Long Branch is located in the eastern part of Monmouth County and while it is only 5.1 square miles in size Long Branch is regarded as the largest “Urban Area” within the County. Long Branch has a population of approximately 34,500 inhabitants with a poverty rate of nearly 14%. Overall unemployment is more than 6% according to the latest NJ State Department of Labor statistics and job loss has been a major concern. Long Branch is located in the central part of the state along the eastern seaboard. Incorporated in 1904 it has been a summer

destination City since the early 1900. Presently areas such as Broadway, Ocean Avenue, Ocean Boulevard, Second Avenue, Liberty Street and Memorial Drive have been designated as areas in need of redevelopment and rehabilitation. Broadway is also a declared HUB (Historically Underperforming Business) zone. Thus such inherent demographics qualify these as priority areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 98 – Priority Needs Summary

1	Priority Need Name	Infrastructure and Oceanfront Dvlpmnt and Rhbltn
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	City-wide, emphasis on low/mod zones
	Associated Goals	Provide Economic Development Provide new infrastructure and public facilities Project Administration Sidewalk and Parking Lot Improvements
	Description	The strategic Plan will focus on Infrastructure and Oceanfront Development. The boardwalk was destroyed by Super Storm Sandy and is just being approved for reconstruction. Citizens depend on the availability of the board walk for recreation as well as access to business. In addition, a waterfront park and sevral roadways wrer damaged by Sandy. Restoration of this infrastructure will help recreation activities and business development.
	Basis for Relative Priority	Restoration of the infrastructure damaged or destroyed by Superstorm Sandy will help the City to be able to restore recreation activities and business development to pre-storm levels.
2	Priority Need Name	Economic & Business Dvlpmnt and Sustainability
	Priority Level	Low

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide, emphasis on low/mod zones
	Associated Goals	Provide Economic Development Project Administration
	Description	The Office of Community and Economic Development partners with the local Chamber of Commerce, Brookdale College and the business community and hold regular meetings, job fairs and special business seminars to help advertise existing jobs, to offer training opportunities for start-up businesses and to provide technical assistance to those looking to stabilize their businesses.
	Basis for Relative Priority	CDBG funds are used to support redevelopment project selection and not used for property acquisition, demolition or construction in areas that have been designated in need of redevelopment. The project was set back by the damage caused by Super Storm Sandy on the oceanfront. It is projected that the entire redevelopment projects will see well over one billion dollars spent to rejuvenate economic and community development in Long Branch.
3	Priority Need Name	Public Facility Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-wide, emphasis on low/mod zones

	Associated Goals	Provide new infrastructure and public facilities Project Administration
	Description	Public facilities are a priority need as such facilities are inherently valuable in providing service to the community. Public improvements can range from replacement of the oceanfront boardwalk to replacing a major sewer lateral on Broadway. The benefits range from recreational to business sustainability which allow for the quality of life benefit which is indispensable for the good of the public. There are many other public improvements necessary for a community.
	Basis for Relative Priority	Due to the advancing age of various public facilities, improvements are always needed.
4	Priority Need Name	Affordable housing production and hsg rehab
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City-wide, emphasis on low/mod zones
	Associated Goals	Decent Affordable Housing Project Administration
	Description	The OCED also (through Regional Contribution Agreements) rehabs low to moderate-income housing to improve the quality of life for many residents.
	Basis for Relative Priority	The OCED also (through Regional Contribution Agreements) rehabs low to moderate-income housing to improve the quality of life for many residents.

5	Priority Need Name	Community Gardens and Nutrition Projects
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Low/Mod Zones
	Associated Goals	Provide new infrastructure and public facilities Project Administration
	Description	The Conrail site (location of garden) is in a low/mod zone and is used for open space, community gardens, flower gardens, an open-space cookout area and other activities. The right-of-way was previously a high-crime zone, used as an escape route by petty criminals after committing crimes in the abutting low/mod areas. Each year improvements are made to upgrade the right-of-way. Crime in this zone has been completely eradicated. New walkways, fencing and patios were added in 2013 and additional landscaping and fencing that was damaged or lost during Super Storm Sandy is still being replaced.
	Basis for Relative Priority	Proper nutrition (provided by the produce from garden sites) is an urgent need with our extremely low and low income families. The immigrant community heavily depends on the gardens for technical horticultural information and nutrition.
6	Priority Need Name	Public Services

Priority Level	Low
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Families with Children veterans Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	City-wide, emphasis on low/mod zones
Associated Goals	Provide recreation, cultural, social, edu. act. Project Administration

	Description	<p>Public services including educational, social, cultural and recreational projects and events.</p> <p>The need for public services remains a high priority as such things as public safety, health concerns, garbage disposal, social services, recreation, senior and youth activities and access to such services all are high priority concerns. The Five-Year Consolidated Plan will seek to address some of these priorities.</p> <p>Public services are very important. To this end the plan will support the Long Branch Concordance that provide social services to immigrant populations; the Bucky James Community Center, Senior Center and Recreation Department as well as othher agencies and non-profits.</p> <p>Crime Prevention and Public Safety are key to having a stable community where residents feel safe walking down the street anf merchants are unafraid to operate in business zones. The plan will support local police.</p>
	Basis for Relative Priority	<p>The need for public services remains a high priority as such things as public safety, health concerns, garbage disposal, social services, recreation, senior and youth activities and access to such services all are high priority concerns. The Five-Year Consolidated Plan will seek to address some of these priorities.</p>
7	Priority Need Name	Recreational Parks Dvlpmnt and Rhblttn
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p>
	Geographic Areas Affected	City-wide, emphasis on low/mod zones

	Associated Goals	Provide new infrastructure and public facilities Project Administration Parks Improvement
	Description	OCED has become the responsible entity for aggressively initiating City-owned parks and recreation sites that serve low to moderate income households. It is a constant struggle to keep up with ever-increasing demand for recreational spaces within the City.
	Basis for Relative Priority	Recreational activities are essential to the well-being of the residents of a city. This activity provides support for the continual development of our award-winning parks.
8	Priority Need Name	Property development and removal of blight
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-wide, emphasis on low/mod zones
	Associated Goals	Project Administration
	Description	Development of properties and the removal of blight are key ingredients in the on-going Long Branch Redevelopment Program.

	Basis for Relative Priority	Demolitions are sometimes necessary to improve neighborhoods and communities as a vital part of community growth and stability. Abandoned and dangerous buildings are razed and liens are attached to any property that is cleared with the use of federal funds.
9	Priority Need Name	Public Safety
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-wide, emphasis on low/mod zones
	Associated Goals	Public Safety Project Administration
	Description	In recent years crime statistics have remained stable with just over 30 crimes committed for every 1000 people during these periods. Crime Prevention remains a high priority with the steady emergence of gang activity. Thirty-five thousand dollars will be allocated to police patrols and monitoring for this indispensable line item each year of the Consolidated Plan.
	Basis for Relative Priority	In order for residents and business owners to be safe and successful within the city, the assistance of the Police Department is essential.

Narrative (Optional)

The priority needs of the City of Long Branch include recovery from the destruction of Super Storm Sandy. The City has determined that restoring the oceanfront boardwalk and the infrastructure that supports it such as restoring roadways, natural bluffs, sidewalks, comfort stations, drainage and curbing are paramount. This will be good for the business uses situated along the boardwalk as well as the recreation associated with such activities.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The FY 2015 Formula Grantee Allocation for Long Branch's CDBG program is \$379,929. If Long Branch's FY 2015 allocation is increased (to \$430,124), \$50,196 would be reallocated funds subject to the litigation. These reallocated funds are currently unavailable for obligation by HUD pursuant to a court order. If the reallocated funds are unavailable when HUD is ready to issue Long Branch's grant agreement for the City's regular formula allocation of F& 2015 funds (\$379,929) the amount of \$50,196 will be added to the Public Facilities Project and divided as follows: \$25098 will be added to the Parks Improvement activity to continue the upgrades to the basketball courts and stanchuions at Atlantic Avenue Park and \$25098 will be added to the Infrastructe activity to allow for further upgrades to Brighton Avenue.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,929	0	0	379,929	1,139,787	Community Development Block Grant funds are the only anticipated resources for our plan year.

Table 99 - Anticipated Resources

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

The funds listed above directly relates to the CDBG Program. Because the CDBG Program exists it allows the OCED to apply for and receive other funding but funding that is not necessarily used in the CDBG Program. For example, funding was received by the OCED from HUD to the tune of \$750,000 but to upgrade a major business corridor damaged by Super Storm Sandy. Such things as the installation of new pavers, new curbing, new sidewalks, new drainage, street millings and re-surfacing, new electric wiring, all these things will be done. This project is not necessarily a part of the CDBG Program but it does contribute to the overall objective of upgrading infrastructure. Other such projects include Green Acres funding, RCA and UEZ funding already received by the OCED.

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

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 100 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

While the institutional delivery system is not perfect as long as hunger or homelessness still exist, provisions are made for those who are in need and seek help from the proper source. Invariably some in need may fall through the cracks, still there are resources largely made available through the county which can provide assistance to those in need. Local clients are referred to the county and the delivery of services may well occur. If a client has chronic drug problems or is a repeat offender of crimes, then services may not be readily available. Recidivism can create a gap in the delivery of services to a specific individual.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS			

Supportive Services			
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	X
Other			

Table 101 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Long Branch now offers a list of services to the immigrant and other low to moderate-income individuals through the Broadway Health Facility, a branch of Monmouth Medical Center located on Broadway. The county offers a Continuum of Care Program that provide shelter and other assistance to victims of Domestic violence, homelessness and jobless individuals. Veterans and chronically ill people can also fine assistance from these resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery of service is made evident by the accessibility and availability of services provided by the County of Monmouth, the medical facility in Long Branch and other agencies such as Lidacin and the Long Branch Concordance. The gaps though few, are made known when repeat offenders or chronic drug abusers are no assisted.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Gaps in the delivery of services by institutional structures can only be overcome with a more aggressive rehabilitation program provided by penal systems and the court system. Gaps are created when there is an abundance of recidivism. Should offenders be mandated to demonstrate proven rehabilitation then assistance for specific need can be applied. If those in need are not rehabilitated properly then the gaps in the delivery of service will prevail.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Economic Development	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Economic & Business Dvlpmnt and Sustainability Infrastructure and Oceanfront Dvlpmnt and Rhbltn	CDBG: \$100,000	Jobs created/retained: 10 Jobs Businesses assisted: 10 Businesses Assisted
2	Decent Affordable Housing	2015	2019	Affordable Housing	City-wide, emphasis on low/mod zones Low/Mod Zones	Affordable housing production and hsg rehab	CDBG: \$105,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
4	Provide recreation, cultural, social, edu. act.	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Public Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide new infrastructure and public facilities	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Community Gardens and Nutrition Projects Public Facility Improvements Infrastructure and Oceanfront Dvlpmnt and Rhbltn Recreational Parks Dvlpmnt and Rhblttn	CDBG: \$158,225	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted
6	Public Safety	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Public Safety	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Project Administration	2015	2019	Administration	City-wide, emphasis on low/mod zones	Public Services Community Gardens and Nutrition Projects Public Facility Improvements Economic & Business Dvlpmnt and Sustainability Infrastructure and Oceanfront Dvlpmnt and Rhbltn Recreational Parks Dvlpmnt and Rhblttn Property development and removal of blight Affordable housing production and hsg rehab Public Safety	CDBG: \$405,000	Other: 35000 Other
9	Sidewalk and Parking Lot Improvements	2015	2019	Non-Housing Community Development	Low/Mod Zones	Infrastructure and Oceanfront Dvlpmnt and Rhbltn	CDBG: \$362,450	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Parks Improvement	2015	2019	Non-Housing Community Development	Low/Mod Zones	Recreational Parks Dvlpmnt and Rhblttn	CDBG: \$618,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted

Table 102 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Economic Development
	Goal Description	<p>The Office of Community and Economic Development partners with the local Chamber of Commerce, Brookdale College and the business community and hold regular meetings, job fairs and special business seminars to help advertise existing jobs, to offer training opportunities for start-up businesses and to provide technical assistance to those looking to stabilize their businesses.</p> <p>Redevelopment remains a high priority and new projects are underway and other projects will begin in 2015. This will create a better ratable base and increase business revenues for the City.</p>
2	Goal Name	Decent Affordable Housing
	Goal Description	<p>In order to help support redevelopment planning as new developers must contribute to the Affordable Housing stipulations, the City of Long Branch will continue to work with the local housing authority and private developers to locate areas of possible development of housing, maintain a list of families in need of housing and make referrals to the LBHA and other housing complexes to place families in affordable homes.</p> <p>Demolitions are sometimes necessary to improve neighborhoods and communities as a vital part of community growth and stability. Abandoned and dangerous buildings are razed and liens are attached to any property that is cleared with the use of federal funds.</p>

4	Goal Name	Provide recreation, cultural, social, edu. act.
	Goal Description	<p>The OCED will continue to partner with the local PHA for healthcare and job training programs, activities for the young, college tours for high school students who are at risk.</p> <p>Other cultural and recreational activities to promote positive community growth and to combat the prevalence of gang involvement are in the works.</p>
5	Goal Name	Provide new infrastructure and public facilities
	Goal Description	<p>Public improvements can range from replacement of the oceanfront boardwalk to replacing a major sewer lateral on Broadway. The benefits range from recreational to business sustainability which allow for the quality of life benefit which is indispensable for the good of the public. There are many other public improvements necessary for a community.</p> <p>Public facilities are a priority need as such facilities are inherently valuable in providing service to the community.</p> <p>The strategic Plan will focus on Infrastructure and Oceanfront Development. The boardwalk was destroyed by Super Storm Sandy and is just being approved for reconstruction. Citizens depend on the availability of the board walk for recreation as well as access to business. In addition, a waterfront park and several roadways were damaged by Sandy. Restoration of this infrastructure will help recreation activities and business development.</p> <p>The priority needs of the City of Long Branch include recovery from the destruction of Super Storm Sandy. The City has determined that restoring the oceanfront boardwalk and the infrastructure that supports it such as restoring roadways, natural bluffs, sidewalks, comfort stations, drainage and curbing are paramount. This will be good for the business uses situated along the boardwalk as well as the recreation associated with such activities.</p>
6	Goal Name	Public Safety
	Goal Description	<p>The OCED has attempted to receive input from various ethnic groups including White, Black, Hispanic, Asian races and the various nationalities that populate the City of Long Branch. Actual survey forms were emailed, mailed and hand-delivered to citizens, groups and organizations in an effort to accumulate information that directly reflected the opinions of those living within the community.</p> <p>Crime Prevention and Public Safety are key to having a stable community where residents feel safe walking down the street and merchants are unafraid to operate in business zones. The plan will support local police.</p>

8	Goal Name	Project Administration
	Goal Description	Provide administrative oversight for all projects
9	Goal Name	Sidewalk and Parking Lot Improvements
	Goal Description	The low/mod area business community in Long Branch, like most other urban areas, is suffering from aging and inadequate sidewalks and parking areas for customers. This is causing businesses to leave the city and relocate to other areas, such as strip malls and other highway locations. In order to retain existing businesses and attract new ones, Long Branch must improve its sidewalks, parking lots and other business-area infrastructure.
10	Goal Name	Parks Improvement
	Goal Description	The Office of Community and Economic Development remains the responsible entity for aggressively developing, upgrading and improving City-owned parks and recreation sites that serve low to moderate-income individuals, groups and households. The new Manahasset Creek Park Project consists of various athletic fields, fitness stations, bicycle trail, basketball court, concession and meeting facility, tennis courts, security lighting, parking and other amenities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Long Branch participates in the Monmouth County Home Consortium, and as such, does not provide affordable housing as defined by HOME.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Long Branch has established a response plan to discovery of elevated lead readings within a dwelling (where children reside). If noticed is sent out to any City Department, the Health Department, Code and the Office of Community and Economic Development are immediately contacted.

How are the actions listed above integrated into housing policies and procedures?

If relocation and professionals are required, safety work practices are deployed and the property owners along with City officials determine the cost and feasibility of remediation.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Long Branch has established partnerships with the Long Branch Concordance, the County of Monmouth Continuum of Care Program, the Long Branch Housing Authority and several church groups that provide emergency shelter. Persons seeking affordable housing are placed on a list and advised to work on credit reports and other things that may hinder approval of housing offers. When cases of homelessness or social assistance are received the OCED makes the referral to the LB Concordance or County and in most cases assistance is provided. Those who are in need are advised of long-term resolutions in an effort to reduce the need be it hunger, poverty, housing transportation, medical assistance, etc. The OCED also works in conjunction with Brookdale College where training is provided for people who want to start their own business. The college will help to prepare a business plan and upon completion of the same, students are eligible for SBA loans.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Long Branch (OCED) has partnered with the Long Branch Housing Authority which is in the process of re-building its housing complexes and building new affordable homes for sale. The OCED has helped to compile lists of qualified clients along with the list of those living in the PHA and the OCED makes referrals to the LBHA. The OCED is also presently meeting with private developers who are interested in producing new housing units. The OCED works with other agencies to provide and to help with the delivery of needed social services such as referring the homeless to service agencies, providing at-risk youth to business for jobs, working with the unemployed and underemployed for day jobs and clean-up projects, making emergency repairs to senior homeowners who may have lost heat or had storm damage and assisting with other needs throughout the community.

SP-80 Monitoring - 91.230

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

Expected Resources

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

Introduction

The FY 2015 Formula Grantee Allocation for Long Branch's CDBG program is \$379,929. If Long Branch's FY 2015 allocation is increased (to \$430,124), \$50,196 would be reallocated funds subject to the litigation. These reallocated funds are currently unavailable for obligation by HUD pursuant to a court order. If the reallocated funds are unavailable when HUD is ready to issue Long Branch's grant agreement for the City's regular formula allocation of F& 2015 funds (\$379,929) the amount of \$50,196 will be added to the Public Facilities Project and divided as follows: \$25098 will be added to the Parks Improvement activity to continue the upgrades to the basketball courts and stanchuions at Atlantic Avenue Park and \$25098 will be added to the Infrastructe activity to allow for further upgrades to Brighton Avenue.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,929	0	0	379,929	1,139,787	Community Development Block Grant funds are the only anticipated resources for our plan year.

Table 103 - Expected Resources – Priority Table

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

The funds listed above directly relates to the CDBG Program. Because the CDBG Program exists it allows the OCED to apply for and receive other funding but funding that is not necessarily used in the CDBG Program. For example, funding was received by the OCED from HUD to the tune of \$750,000 but to upgrade a major business corridor damaged by Super Storm Sandy. Such things as the installation of new pavers, new curbing, new sidewalks, new drainage, street millings and re-surfacing, new electric wiring, all these things will be done. This project is not necessarily a part of the CDBG Program but it does contribute to the overall objective of upgrading infrastructure. Other such projects include Green Acres funding, RCA and UEZ funding already received by the OCED.

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

Discussion

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	Provide Economic Development	2015	2019	Non-Housing Community Development	Low/Mod Zones	Economic & Business Dvlpmnt and Sustainability	CDBG: \$20,000	Businesses assisted: 2 Businesses Assisted Housing for Homeless added: 2 Household Housing Unit
2	Provide recreation, cultural, social, edu. act.	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Public Services	CDBG: \$56,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
3	Provide new infrastructure and public facilities	2015	2019	Non-Housing Community Development	City-wide, emphasis on low/mod zones	Infrastructure and Oceanfront Dvlpmnt and Rhbltn	CDBG: \$129,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5	Decent Affordable Housing	2015	2019	Affordable Housing	City-wide, emphasis on low/mod zones	Affordable housing production and hsg rehab	CDBG: \$41,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Table 104 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Economic Development
	Goal Description	
2	Goal Name	Provide recreation, cultural, social, edu. act.
	Goal Description	
3	Goal Name	Provide new infrastructure and public facilities
	Goal Description	
5	Goal Name	Decent Affordable Housing
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	Housing
2	Public Facilities
3	Infrastructure and Oceanfront Development and Rehab
4	Economic Development
5	Public Services
6	Program Administration

Table 105 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing
	Target Area	City-wide, emphasis on low/mod zones
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing production and hsg rehab
	Funding	CDBG: \$41,000
	Description	This project will support Housing Rehab Administration (\$10,000), demolition of hazardous structures (\$6,000) and demolition of imminently hazardous structures (\$25,000)
	Target Date	8/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 owner occupied units will be rehabbed. None of the construction work is done with Federal dollars, funds are used only for salary support for the Housing Coordinator.
	Location Description	
	Planned Activities	
2	Project Name	Public Facilities
	Target Area	City-wide, emphasis on low/mod zones
	Goals Supported	Provide new infrastructure and public facilities
	Needs Addressed	
	Funding	CDBG: \$118,979

Description	Public facilities are a priority need as such facilities are inherently valuable in providing service to the community. Public improvements can range from replacement of the oceanfront boardwalk to replacing a major sewer lateral on Broadway. The benefits range from recreational to business sustainability which allow for the quality of life benefit which is indispensable for the good of the public. There are many other public improvements necessary for a community.
Target Date	8/1/2016
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Citywide with emphasis on CT/BG: 340258054002; 340258055001; 340258055004; 340258056001; 340258056002; 340258057001; 340258058002; 340258058003; 340258058004; 340258059001; 340258059004; 340258061001; 340258061004

	<p>Planned Activities</p>	<p><u>Conrail Property Improvement:</u> \$5,000 will make upgrades to boundary fencing, purchase of small trees and buses and landscaping.</p> <p><u>Community Gardens:</u> \$5,000 will be used to hire a specialist who oversees the operations of the garden site. The specialist will help to prepare the site, plant vegetables and shrubbery, teach young immigrants how to plant and harvest and will teach nutrition classes in coordination with the Long Branch Concordance, public school system and other youth groups. \$2,000 will be used to purchase plants and tools, \$2,000 will be used to purchase planters and plant food for use at the garden site.</p> <p><u>Community Facility:</u> \$2,500 will be used to make exterior improvements o the community service building (lighting, and landscaping). \$2,500 will be used to purchase furniture and equipment for the classroom at the community service building.</p> <p><u>Parks Improvement:</u> New lights, upgrade to the bathroom and storage building, resurface bocce courts, new rubber surfaces under work stations along the pedestrian path, upgrades to the gazebo, new swings and slide boards on apparatuses, new tennis court surface, paint posts, new surface on handball wall, install net around baseball fence, are the reasons that \$60,000 will be spent on Jerry Morgan Park. \$29,979 will be spent on Atlantic Avenue Park to install new basketball court and stanchions.</p> <p><u>Senior Center Upgrades:</u> \$5,000 will be allocated to upgrade landscaping, painting the center and installing new plants.</p> <p><u>Youth Center Upgrades:</u> The Bucky James Community Center will get \$3,000 to add a powerlifting station and mats to the weight room and \$2,000 for tables and chairs for classrooms and meeting rooms.</p> <p>-</p>
3	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p>	<p>Infrastructure and Oceanfront Development and Rehab</p> <p></p> <p>Provide new infrastructure and public facilities</p> <p>Infrastructure and Oceanfront Dvlpmnt and Rhbltn</p>

	Funding	CDBG: \$68,000
	Description	The Strategic Plan will focus on Infrastructure and Oceanfront Development. The boardwalk was destroyed by Super Storm Sandy and is just being approved for reconstruction. Citizens depend on the availability of the board walk for recreation as well as access to business. In addition, a waterfront park and several roadways were damaged by Sandy. Restoration of this infrastructure will help recreation activities and business development.
	Target Date	8/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5000 families, mostly of low/mod income, will benefit from this activity.
	Location Description	The parking area at 213 Broadway, Joline Avenue in front of Public Works Facility, Brighton Avenue in West End and Triangle complex at intersection of Broadway, Bath and Norwood.
	Planned Activities	Infrastructure: The City-owned parking area behind Brookdale College on Broadway will be improved with new drainage, new pavers, curb cuts and new sidewalks in the amount of \$15,000. \$53,000 will be used to install new sidewalks, curb and digital sign next to the Public Works Facility on Joline Avenue. Brighton Avenue in West End and The Triangle complex at Broadway, Bath and Norwood may receive funding for ongoing projects if there are residual funds.
4	Project Name	Economic Development
	Target Area	City-wide, emphasis on low/mod zones
	Goals Supported	Provide Economic Development
	Needs Addressed	Infrastructure and Oceanfront Dvlpmnt and Rhbltn Economic & Business Dvlpmnt and Sustainability
	Funding	CDBG: \$20,000

	Description	Job creation, affordable housing and housing rehabilitation continue to be high priorities. The Office of Community and Economic Development partners with the local Chamber of Commerce, Brookdale College and the business community and hold regular meetings, job fairs and special business seminars to help advertise existing jobs, to offer training opportunities for start-up businesses and to provide technical assistance to those looking to stabilize their businesses.
	Target Date	8/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This activity supports the planning and oversight for the city's Redevelopment Project, which affects several low/mod areas of the city.
	Planned Activities	Economic Development: \$20,000 will be allocated to assist with the planning of the Lower Broadway Redevelopment Zone, the Belmont Avenue and Third Avenue Districts development projects.
5	Project Name	Public Services
	Target Area	City-wide, emphasis on low/mod zones
	Goals Supported	Provide recreation, cultural, social, edu. act.
	Needs Addressed	Public Services Public Safety
	Funding	CDBG: \$56,000
	Description	The OCED provides aid to non-profits for cultural, educational, recreational, social, economic and other causes.
	Target Date	8/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	City-wide with emphasis on CT/BG: 340258054002; 340258055001; 340258055004; 340258056001; 340258056002; 340258057001; 340258058002; 340258058003; 340258058004; 340258059001; 340258059004; 340258061001; 340258061004
	Planned Activities	<p><u>Crime Prevention</u>: \$34,000 will support police salaries. Cops will patrol public housing and HUB zones.</p> <p><u>Job training</u>: \$4,000 will be used to purchase materials for training for unemployed youths and young people being trained by Brookdale College and the LBHA.</p> <p><u>Community Assistance</u>: \$8,000 will be allocated. \$6,000 for “Get On the Bus College Tour” for youth who are at risk; \$1200 for Zeybrah who perform a cultural play, dance, concert and parade; \$800 for seniors at Hobart Manor for Holiday Event and gifts.</p> <p><u>Senior Activities</u>: \$5,000 will be spent on senior activities and classes given by a specialist who teaches arts and crafts for senior citizens.</p> <p><u>Youth Activities</u>: \$5,000 will be allocated for support of recreation programs such as the “Fitness Walk Program”, basketball equipment, and soccer equipment, uniforms for kids at risk and sports competition trips.</p>
6	Project Name	Program Administration
	Target Area	
	Goals Supported	Provide Economic Development Decent Affordable Housing Provide recreation, cultural, social, edu. act. Provide new infrastructure and public facilities

Needs Addressed	<p>Infrastructure and Oceanfront Dvlpmnt and Rhbltn</p> <p>Economic & Business Dvlpmnt and Sustainability</p> <p>Public Facility Improvements</p> <p>Affordable housing production and hsg rehab</p> <p>Community Gardens and Nutrition Projects</p> <p>Public Services</p> <p>Recreational Parks Dvlpmnt and Rhbltn</p> <p>Property development and removal of blight</p> <p>Public Safety</p>
Funding	CDBG: \$75,950
Description	This project will be used to support all activities related to Program Administration
Target Date	8/1/2016
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Program Administration takes place at 228 Broadway, Second Floor, Long Branch, NJ 07740
Planned Activities	All administrative functions

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 City of Long Branch is an urban municipality located in Monmouth County. Long Branch has zones within the City that are categorized as low to moderate income zone, HUB zones and areas in need of redevelopment and rehabilitation. Within the CDBG Program these are priority areas and all CDBG funding is directed toward the priority zones.

Geographic Distribution

Target Area	Percentage of Funds
City-wide, emphasis on low/mod zones	100
Low/Mod Zones	

Table 106 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

According to regulations, fund are distributed mainly in low/mod zones for the benefit of those who qualify.

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

Work in partnership with Monmouth County and the Long Branch Concordance to identify and address the needs of the underserved.

Actions planned to foster and maintain affordable housing

Help support redevelopment planning as new developers must contribute to the Affordable Housing stipulations.

Actions planned to reduce lead-based paint hazards

Work with the local Health Department and Monmouth County to test lead base paint in homes where children reside and to propose a remedy of the same.

Actions planned to reduce the number of poverty-level families

Continue to support training and business seminars for career training and to help produce community gardens to address hunger and the lack of nutrition.

Actions planned to develop institutional structure

Continue to partner with Monmouth University and Brookdale College to offer best work practices, career training and technical skills.

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

To continue to work with the local housing authority and private developers to locate areas of possible development of housing, maintain a list of families in need of housing and make referrals to the LBHA and other housing complexes to place families in affordable homes.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Appendix - Alternate/Local Data Sources

PREPARED BY



Innovative Planning, Housing, Finance and Development Solutions

The Metro Company, LLC
242 10th Street, Suite 103
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FY 2015-2019 Consolidated Housing Plan and FY 2015 Annual Action Plan

May 15, 2015

Formatted for HUD IDIS Portal

City of Asbury Park
Department of Community Development
City Hall
One Municipal Plaza
Asbury Park, NJ 07712

Executive Summary

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

1. Introduction

Asbury Park's 2015-2019 Consolidated Housing Plan constitutes a vision for housing and community development to help correct problems in the community in need of attention. This Five Year Consolidated Plan is the official housing policy and community development planning guide for the City of Asbury Park. The Plan will guide funding decisions for policy and community development programs for the period 2015-2019. The purpose of the Consolidated Plan is to streamline the HUD grant application process and to ensure that funding decisions are made in the context of the City's plan. This summary offers City residents a quick overview of Asbury Park's housing and community development needs, and the actions necessary for carrying out these goals in 2015.

These federally funded community development initiatives seek to effectively develop and maintain viable urban communities. This Five Year Consolidated Plan defines goals, objectives and performance measures for the City's housing programs. The Community Development Block Grant Program funds community development projects including:

- Housing rehabilitation;
- Homeownership assistance;
- Construction or rehabilitation of public facilities and infrastructure;
- Removal of architectural barriers
- Assistance to homeless persons and families.

Despite revitalization of portions of Asbury Park, many Asbury Park households demonstrate substandard low income, housing and employment characteristics indicating the need for continued support and more focused services. Also, certain areas of Asbury Park seem unresponsive to generic redevelopment programs. Therefore, over the course of the City's 2015-2019 Consolidated Plan, the Community Development Department will implement or continue strategies that address the needs of the under-served and the challenges of redeveloping long deteriorating areas in the southwest quadrant.

Asbury Park's 2015-2019 Consolidated Plan contains an Annual Action Plan for FY2015 identifying 17 housing and community development projects totaling \$386,067 to be undertaken in the City in response to community needs:

\$40,000 for 8 public services grants, of \$176,000 requested

\$150,000 for 3 facilities rehabilitation grants, of \$386,000 requested

\$196,067 in six other grants.

The City has an approved allocation from HUD of \$386,067 in Federal Community Development Block Grant (CDBG) funds for fiscal year 2015. A potential additional allocation of \$51,017 of reallocated funds is the subject of HUD litigation with Westchester County, NY and are currently unavailable for obligation by HUD pursuant to a court order. The outcome and timing of the litigation is currently unknown. If these funds become available, the City of Asbury Park will update the FY2015 Annual Action Plan to allocate these funds, subject to a public hearing.

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

The federal funds made available to the City through the Community Development Block Grant (CDBG) will be used over the next five years to address the specific needs outlined within the Strategic Plan.

OBJECTIVES AND OUTCOMES

1. **BALANCED:** Balance city-wide issues with specific neighborhood and target area needs.
2. **CITIZEN PARTICIPATION:** Provide opportunities for all citizens and program customers in Plan development, implementation and evaluation.
3. **PROACTIVE:** Anticipate and respond to current and emerging trends, community needs and citizen values.
4. **PRIORITY TO LOWEST INCOME:** Ensure that no one is left behind, especially the very poorest in our community.
5. **COLLABORATIVE:** Encourage public, private and non-profit sector collaboration and reduce program duplication.
6. **POSITIVE:** Emphasize and build upon available and realistic community assets, resources, plans and market forces.
7. **LEVERAGED:** Leverage the involvement of private sector organizations and resources.
8. **MEASURABLE:** Produce and evaluate measurable outcomes and results.
9. **COMPREHENSIVE:** Engage comprehensive strategies to address the holistic needs of a neighborhood, household or individual.

3. Evaluation of past performance

The City of Asbury Park has continued to receive and use federal entitlement funds for the benefit of its citizens. In the face of reductions in funding from Congress, the City evaluated projects and expenditures

to determine that funding was spent in the most productive manner and assisted the largest number of residents possible.

4. Summary of citizen participation process and consultation process

Citizen engagement allows community members and stakeholders to be actively involved within the decision making process. Citizens, agencies and other interested individuals and entities were involved in the planning process in public hearings, open forums, and meetings with stakeholders including service providers, affordable housing developers, housing authorities, and health agencies.

5. Summary of public comments

No public comments received through April 9, 2015.

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

No public comments received through April 9, 2015.

7. Summary

This Five Year Consolidated Plan defines goals, objectives and performance measures for the City's housing programs. The purpose of the Consolidated Plan is to streamline the HUD grant application process and to ensure that funding decisions are made in the context of the City's plan. Over the course of the City's 2015-2019 Consolidated Plan, the Community Development Department will implement or continue strategies that address the needs of the under-served and the challenges of redeveloping long deteriorating areas in the southwest quadrant. Asbury Park's 2015-2019 Consolidated Plan contains an Annual Action Plan for FY2015 identifying the following housing and community development projects totaling \$386,067 to be undertaken in the City in response to community needs.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	ASBURY PARK	Community Development

Table 107– Responsible Agencies

Narrative

The City of Asbury Park has designated its Department of Community Development with the responsibility of administering the CDBG program. The City participates with Monmouth County’s CDBG consortium, and receives funds directly from the U.S Department of Housing and Urban Development. The City also participates within the County’s HOME investment Partnership Consortium.

Consolidated Plan Public Contact Information

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

1. Introduction

Constant communication and feedback was invited during this planning process.

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)).

The City's Community Development Department is the lead entity and responsible for administering programs covered by this plan, and has developed relationships for on-going consultation.

Required consultations were conducted jointly with Monmouth County and other participating jurisdictions specifically related to development of this Consolidated Plan. The Monmouth County Consortium (comprised of Community Development entities from the County of Monmouth and the entitlement communities of Long Branch, Middletown, and Asbury Park) held joint consultations with providers. These consultations included organizations and agencies that assist, address or include the following: the homeless, assisted housing, health departments, public housing authorities, and special needs populations. The City coordinates with the Monmouth County Comprehensive Energy Assistance System (CEAS).

The Asbury Park Affordable Housing Sub-Committee is a sub-committee established to assist the City in the development of affordable housing. Improving the quality of life for all residents is the ultimate goal of all housing and community development activities. Affordable housing is basic to a desirable lifestyle. The on-going work of the Affordable Housing Sub-Committee is to identify various housing issues and needs, assist with the development of strategies to address these needs, and to develop plans to address those needs. At strategic intervals, the Sub-Committee submits its findings and recommendations to the governing body for appropriate policy actions.

Asbury Park's Community Development Department has implemented a comprehensive citizen participation process that has engaged all segments of our population with a specific emphasis in the City's southwest quadrant and on our neediest residents. As such, we have utilized already established mechanisms for on going citizen involvement while working with and forming new partnerships, coalitions, and organizations to foster and enhance citizen participation. The City used both formal and informal input methods to develop this plan. There were two "formal" public hearings to provide information to the community about the City's priorities and to receive input on the community's requests for service and activities.

Ever mindful of the need to assure that residents with limited English proficiency are provided meaningful opportunity to be engaged in this process, the City has continued to strengthen its relationship with the Hispanic Affairs and Resource Center primarily through the creation of the position

of Latino Liaison. The Coalition for Haitian American Empowerment regularly designates representatives to City groups and task forces.

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

There is a Continuum of providers who contribute payments toward utilities through Homelessness Prevention Project. Examples include:

- Checkmate, Inc.
- St. Peter Claver Church
- St. Leo RC Church
- Jewish Family and Children's Service
- Mercy Center
- Interfaith Hospitality Network

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

The City of Asbury Park partners with Monmouth County for homeless and emergency shelter grant activities. 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.

Emergency Shelter 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 three nonprofit owned shelters. Additional grant funds are allocated for programs to prevent homelessness through the payment of rent and utilities, and provision of basic medical care on an emergency basis. In addition, the County encourages participating non-profits 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. County staff from the Department of Human Services, Planning, and Contracting participates within this committee.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 108– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ASBURY PARK
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consolidated Housing Plan and Annual Action Plan were presented to and discussed by the Mayor and Municipal Council at their workshop meeting on May 11, 2015.

2	Agency/Group/Organization	INTERFAITH NEIGHBORS
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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

n/a

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		

Table 109– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Asbury Park coordinates and cooperates with the Monmouth County Department of Community Development in the implementation of the Consolidated Plan.

Narrative

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

In addition to the formal public hearings and informal visits with community leaders and neighborhood groups described earlier, we have found that engaging young people and their families during socially productive activities and asking for input about how CDBG monies can better serve their neighborhoods is far more effective than a more formal “public hearing” forum. Such community development activities involve other City departments in this outreach, including:

- Asbury Park Police Department
- Police cadet program
- Community Policing Unit
- Recreation Department
- Boxing and fitness facility and activities
- Karate
- Swimming
- Outdoor Track
- Outdoor Soccer
- Summer Recreation
- After School Programming
- Dancing
- Tennis
- Wrestling
- Basketball
- Back to School Block Party
- Senior Valentine’s Day Brunch
- National Night Out
- Summer Recreation Cookout Celebration

Springwood Center located on Springwood Avenue in the heart of our target area has become one of the City’s most active citizen participation location for meetings and organizing.

The City has complied with citizen participation requirements by:

- Publishing notice of public hearings in the Coaster Newspaper, the Asbury Park Press, and on the City’s website;
- Preparing, adopting, and following a CPP;
- Holding public meetings at convenient times and locations after providing reasonable notice;
- Publishing a summary of the Plan and describing the location where the Plan may be viewed;
- Making the Plan available for public examination and comment for 30 days before submission to HUD;
- Providing residents, public agencies and other interested parties reasonable access to records of City activities;

- Considering views and comments of citizens and providing a summary of comments for consideration in the Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	4 attendees: Rose Foster, Lori Ross, Arnold Faulhaber, James Famularo	None (Questions of information and clarification only.)	None	

Table 110– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

Escalating housing costs and property values are major deterrents to the development of affordable housing. The City will continue to streamline the City's permitting processes, to make city owned land available at nominal cost for non-profit developers, and to ensure the commitment of the Governing Body and Administration for assisting low-income residents, the unemployed, the unskilled labor force, and small businesses in benefiting from the development opportunities in the City.

Disproportionately Greater Need

Disproportionate need is determined by comparing the percentage of persons in a group or category with like groups. High priority has been assigned to all households in the 30% MFI and the <30% and >50% renter and owner categories. Although some Owner categories have higher percentages, the number of households in the renter categories justifies the high priority.

Public Housing

There are 467 public housing units under care of the Asbury Park Housing Authority and within the City of Asbury Park. (The closing of Boston Way lost 123 units since the prior Consolidated Housing Plan.) Capital and safety improvements are the highest priorities. The Housing Authority continues to move forward with demolition of aged housing buildings and properties and the construction of new rental affordable housing that will address physical needs and improve the quality of the living environment. Partnering with the City's Police Department, the Housing Authority is maintaining walking patrols to decrease crime and provide more security.

Homeless

According to the City's Department of Social Services, the only specific funds available to the City of Asbury Park for Homeless Prevention are through the annual municipal budget. The City depends on the Monmouth County Division of Social Services to provide shelter for the homeless. The City receives specialized funding from the State of New Jersey Division of Mental Health Services to provide advocacy services for the chronically mentally ill who may be in danger of homelessness.

Non-Homeless Special Needs Populations

Persons with special needs includes individuals who are not homeless but need supportive services, such as persons with mental illness, persons with AIDS or HIV, and the elderly and frail. The City will continue to work with its Department of Social Services to advocate for facilities and services for persons with special needs and to provide referral assistance to The Center, the HABcore-Laurel House, and the Canright House.

Non-Housing Community Development

Improving youth services, crime awareness, employment training, parks and recreation facilities continue to be a need and priority in the southwest quadrant, which contains the highest concentration of low income households.

The Community Resource Center located at 913 Sewall Avenue provides services to economically disadvantaged individuals and families with the goal of revitalizing the communities served. CARC is one of very few service providers that can effectively provide bilingual/bicultural diversity in its services, including advocacy, case management, protective services, domestic violence, information and referrals, translation and interpretations, immigration consultations, assistance with required paperwork for filing tenant/landlord disputes, child support, divorce and other legal matters, income tax preparation, soliciting Individual Tax Identification Numbers, notary public, career assessment, job readiness and employment placement, NJ Family Care applications, Food Stamp (SNAP) applications, and NJ Shares Energy Assistance applications. CDBG funds have also been used for replacement windows, building soffits and fascia.

The Asbury Park Library, located at 500 First Avenue, is a public facility for the residents of Asbury Park.

A-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

A significant share of human services needs in the City of Asbury Park are provided by community organizations in public facilities. After years of deferred maintenance, investments in public facilities are urgently needed to restore these facilities to a safe and healthy condition.

How were these needs determined?

The needs were determined through an analysis of the review of requests received from non-profit and municipal agencies participating in CDBG funding in recent funding cycles.

Describe the jurisdiction's need for Public Improvements:

- 1) New sewer main and lateral on Prospect Ave (Asbury Ave to Monroe Ave)
- 2) New sewer main on Washington Ave (Prospect to Ridge)
- 3) 3 New man holes on Mattison (Memorial Drive midblock Langford Ave)
- 4) New man hole at Bangs and Comstock
- 5) New man hole on Asbury and Main St
- 6) New man hole Summerfield and Park Hall Place
- 7) Sidewalks at Library park.
- 8) Sidewalk around Bradley Park.

How were these needs determined?

Consultation with City Engineer and Director of Public Works. None of the above include soft costs.....City will have to put that money up since CDBG has strict allowances on soft costs.

Describe the jurisdiction's need for Public Services:

Micro business support, job training, student enrichment programs, homeless prevention, and summer employment.

How were these needs determined?

The needs were determined through an analysis of the review of requests received from non-profit and municipal agencies participating in CDBG funding in recent funding cycles.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2010 Census, the City of Asbury Park has 8,076 total housing units (both occupied and vacant).

On average, for the period 2009-2013, 19.1% of householders owned their homes compared to 65.6% for New Jersey statewide. The median value of owner-occupied housing units was \$321,300 compared to \$327,100 statewide. 73.9% of housing units were in multi-unit structures compared to 36.0% statewide. There were 2.37 persons per household on average in Asbury Park compared to 2.71 statewide.

Also over this period, the median household income was estimated to be \$30,983 in the City compared to \$71,629 statewide. 34.2% of the population was estimated to be below the poverty level compared to 10.4% statewide.

Over the last 6 months, the Code Enforcement officers have identified approx. 45-50 properties that were clearly vacant AND abandoned, pursuant to the NJ Abandoned Properties Rehabilitation Act. These are properties that have been boarded up, and also satisfy one of the secondary criteria of the statute.

As per the requirements of that law, all abandoned properties are definitely “vacant”, however, not all vacant properties are considered “abandoned”, as some vacant properties might not satisfy the statutory secondary criteria. Hence the need for the new vacant properties Ordinance and related City registry, which supplements the Abandoned Property Ordinance the City previously adopted in 2012.

It is expected that once our proposed Vacant Property Ordinance goes into effect, we will see an increase in the number of vacant properties listed, based on the registration requirement of the Ordinance.

Since the publication of the list in late January, another update will be made, i.e. utilities have not been turned on, people have not commenced construction or rehabilitation efforts and no one has moved into the properties.

Introduction

The following figures outline current employment, labor force and educational attainment data which help determine the economic development priorities outlined within this Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	13	0	0	0	0
Arts, Entertainment, Accommodations	613	768	13	32	19
Construction	148	14	3	1	-2
Education and Health Care Services	1,385	732	30	31	1
Finance, Insurance, and Real Estate	337	80	7	3	-4
Information	173	15	4	1	-3
Manufacturing	284	91	6	4	-2
Other Services	220	139	5	6	1
Professional, Scientific, Management Services	370	181	8	8	0
Public Administration	10	0	0	0	0
Retail Trade	644	255	14	11	-3
Transportation and Warehousing	211	15	5	1	-4
Wholesale Trade	192	104	4	4	0
Total	4,600	2,394	--	--	--

Table 111 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
 Source:

Labor Force

Total Population in the Civilian Labor Force	8,545
Civilian Employed Population 16 years and over	7,539
Unemployment Rate	11.77
Unemployment Rate for Ages 16-24	37.96
Unemployment Rate for Ages 25-65	8.16

Table 112 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector		Number of People
Management, business and financial	1,013	
Farming, fisheries and forestry occupations	350	
Service	1,389	
Sales and office	1,138	
Construction, extraction, maintenance and repair	875	
Production, transportation and material moving	637	

Table 113 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	4,857	69%
30-59 Minutes	1,425	20%
60 or More Minutes	778	11%
Total	7,060	100%

Table 114 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,105	239	559
High school graduate (includes equivalency)	2,002	312	558
Some college or Associate's degree	1,773	85	310
Bachelor's degree or higher	1,196	35	54

Table 115 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	268	321	108	260	300
9th to 12th grade, no diploma	496	301	280	633	336
High school graduate, GED, or alternative	579	969	814	1,089	515
Some college, no degree	359	399	445	747	214
Associate's degree	10	190	180	207	76
Bachelor's degree	45	276	220	369	144
Graduate or professional degree	0	80	88	252	133

Table 116 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,345
High school graduate (includes equivalency)	21,944
Some college or Associate's degree	32,641
Bachelor's degree	47,679
Graduate or professional degree	72,531

Table 117 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest number of jobs in the City of Asbury Park are in the Arts, Entertainment, and Accommodations (30 percent) and the Education and Health Care (29 percent) sectors, followed by Retail Trade (10 percent).

Describe the workforce and infrastructure needs of the business community:

The profile of workers in the City is somewhat more diverse, as while the largest share of workers are in the Education and Health Care Services (28 percent) sector, Retail Trade (13 percent) and Arts, Entertainment, and Accommodations (12 percent) contribute considerably less to the employment of City residents.

For the period 2006 through 2010, the average unemployment rate for ages 25-65 is relatively high at 8.16 percent; the average unemployment rate for ages 16-24 is extremely high at 37.96 percent. Occupations were primarily in the Service, Sales and Office, and the Management, business and financial sectors.

Residents of Asbury Park typically enjoy desirably short commutes to work, with nearly seven in ten workers traveling less than 30 minutes to work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Redevelopment provides the greatest opportunities for favorable economic impact through job and business growth opportunities. Several redevelopment plans are in place, but there are no major redevelopment projects currently in the pipeline.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Educational Attainment by Employment Status (Population 16 and Older) on average for the period 2006 through 2010 is mostly high school graduate or equivalent. Shares of individuals unemployed is similar for each level, though lowest levels of educational attainment have a greater number not in the labor force.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training initiatives are led by a number of nonprofit organizations within the City of Asbury Park. Several of these initiatives are supported through CDBG funding in this Strategic Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Asbury Park is part of the Together North Jersey initiative sponsored by HUD, USDOT, and USEPA, which includes a CEDS for a thirteen-county region that includes Monmouth County. This CEDS is at a large scale and was recently completed. The City will review and consider opportunities presented through this initiative.

Discussion

n/a

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Southwest quadrant.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Southwest quadrant.

What are the characteristics of the market in these areas/neighborhoods?

Low-moderate income persons, slum blight area, and unemployed

Are there any community assets in these areas/neighborhoods?

Senior Center, Vacant land for parks, recreation fields, 2 public schools, community center (Ridge & Springwood Avenues), Sisters Academy, Boys & Girls Club of Monmouth, West Side Community Center, tot lots, water-park, undersized fields and Interfaith Neighbors Community garden.

Are there other strategic opportunities in any of these areas?

Kula Café and Faith Based Initiative Group-job training facilities; training in social activities; educational-Barrack Obama School, Middle School and Charter school; waterpark.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This FY2015-2019 Strategic Plan defines priority needs and goals for using CDBG program funds for:

- Facility rehabilitation
- Job training
- Development of affordable housing units
- Code enforcement in low and moderate income areas
- Home buying assistance for moderate and low income.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 118 - Geographic Priority Areas

1	Area Name:	CITY WIDE
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	CITYWIDE ELIGIBILITY
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Southwest Quadrant
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

Are there barriers to improvement in this target area?	
---	--

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

In accordance with CDBG criteria, the City continues to target the southwest quadrant (Census tracts 8072 and 8073) as the point of focus for revitalization and service activities.

The City is about 1.42 square miles and is served by the New Jersey Transit bus and rail system. The 2010 population according to the 2010 Census is 16, 116 and the 2013 Census population estimate is 15,855.

Characteristics that constitute the basis for prioritizing investment in the neighborhoods in the Southwest Quadrant are:

- Highest Concentration of Labor Force Unemployed
- Most Densely Populated
- Largest Average Household Size
- Greatest Incidences of Overcrowding
- Lowest Median Income
- Highest Concentration of Poverty Populations
- Aged & Dilapidated Housing Stock
- Lack of Active Playing Field Areas for Recreation

Despite significant progress toward the revitalization of the city, the southwest neighborhood has consistently over the years been determined to have the greatest need for redevelopment and revitalization, and for support and intervention. It continues to be economically and socially disadvantaged, which diminishes the quality of life for these households.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 119 – Priority Needs Summary

1	Priority Need Name	Facility Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CITY WIDE Southwest Quadrant
	Associated Goals	Suitable Living Environment

	Description	Rehabilitation of community facilities owned and/or operated by nonprofit organizations and/or public agencies for the primary purpose of providing public services to disadvantaged individuals and households.
	Basis for Relative Priority	A large share of community public services in the City of Asbury Park are provided in public facilities whose maintenance has been deferred for great lengths of time. Rehabilitation of these public facilities is needed to efficiently continue to provide important services to needy individuals, households, and families in the City of Asbury Park.
2	Priority Need Name	Job training
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Individuals Non-housing Community Development
	Geographic Areas Affected	CITY WIDE Southwest Quadrant
	Associated Goals	Suitable Living Environment
	Description	Job training
	Basis for Relative Priority	Providing job skills to unemployed and underemployed individuals is among the most effective means to elevate individuals and households from poverty.
3	Priority Need Name	Development of affordable housing units
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	CITY WIDE Southwest Quadrant
	Associated Goals	Home Ownership Healthy Living Environment for Rental Units
	Description	Development of affordable housing units
	Basis for Relative Priority	The development of affordable housing units by local nonprofit organizations continues to be a priority need supported by the City of Asbury Park.
4	Priority Need Name	Code Enforcement in low and moderate income areas
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	CITY WIDE Southwest Quadrant
	Associated Goals	Suitable Living Environment Stabilize Housing Stock through Rehabilitation
	Description	Code Enforcement in low and moderate income neighborhoods to sustain the quality of life

	Basis for Relative Priority	While code enforcement is an important part of the City's revitalization strategy, it is a relatively lower priority need for the use of CDBG funding in for this plan.
5	Priority Need Name	Home buying assistance for moderate and low income
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	CITY WIDE Southwest Quadrant
	Associated Goals	Home Ownership
	Description	Home buying assistance for moderate and low income households
	Basis for Relative Priority	Given the limited resources currently available, home buying assistance programs are increasingly limited and have the lowest priority of needs.

Narrative (Optional)

Some of the obstacles to meeting underserved needs include the following

- Language Barriers
- Lack of Economic Self-Sufficiency
- Lack of .Affordable Housing
- Lack of Affordable Housing Near Employment Centers
- Large Gap Between Income & Housing Costs
- High Crime Rate

The City will continue to provide funding for job training in order to enhance employability skills, collaborate with non-profit agencies for seminars on home buying assistance, and will continue

affordable housing committee meetings with other city departments and non-profit agencies to encourage the development of more affordable housing units. Federal resources provided through the CDBG program will provide the financial leverage needed by the City to facilitate its programs. Any decreases in funding will have a direct impact on the scope of progress anticipated.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

CDBG funding for the City of Asbury Park continues to decline, resulting in an increasing need to limit use of these funds to the highest priority needs. For competing needs and projects, it is less likely that projects addressing priority needs can receive a majority share of its funding from CDBG funds.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	386,067	0	0	386,067	1,544,268	There is a potential for an additional FY2015 allocation from HUD of \$51,017 if HUD wins litigation with Westchester County, NY. When and if these funds are approved, the City will seek to update the plan following a public hearing.

Table 120 - Anticipated Resources

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

Due to limitations on the availability and use of CDBG funds, these funds will be leveraged by City of Asbury Park general funds and the resources of nonprofit organizations, private developers and private donors will contribute substantially to the achievement of this plan's goals and objectives.

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

Public park and beach areas within the City of Asbury Park will be used by the City's Department of Recreation as part of its summer recreation jobs project.

Discussion

There is a potential for an additional FY2015 allocation from HUD of \$51,017 if HUD wins litigation with Westchester County, NY. When and if these funds are approved, the City will seek to update the plan following a public hearing.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 121 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Public sector strengths include:

- Availability of City owned land
- Public Housing Authority and City Cooperation
- Relationship with state and federal funding entities
- Stability in governance.

Strengths of non-profits include:

- Ability to access state, federal and private resources for projects
- Relationships with corporate and faith based communities
- Involvement with lower income households
- Familiarity with neighborhood
- Familiarity with other resources and providers
- Ability to maximize utilization of volunteers
- Willingness to undertake projects which are not attractive to for profit developers
- Ability to target benefit to appropriate populations.

Gaps in the institutional structure include:

- Lack of a sustained role of the faith community in dealing with issues that the community is best suited to address
- Difficulty in layering funding from multiple entities because of conflicting rules, regulations and time frames
- Limited financial and human resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 122 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

According to the City's Department of Social Services, the only specific funds available to the City of Asbury Park for Homeless Prevention are through the annual municipal budget. The City depends on the Monmouth County Division of Social Services to provide shelter for the homeless. However, the City does receive specialized funding from the State of New Jersey Division of Mental Health Services to provide advocacy services for the chronically mentally ill who may be in danger of homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

City Social Services staff work closely with the Monmouth County Division of Social Services to formulate and implement required action plans, including a ten year plan to end homelessness in Monmouth County. The City's Department of Community Development will continue to provide our Homeless Prevention Program and Relocation Assistance in order to prevent individuals and families from becoming homeless.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

CDBG grant support will attempt to provide a sustained source of assistance to address the lack of a sustained role of the faith community in dealing with issues that the community is best suited to address.

City staff will continue to provide expertise in layering funding from multiple entities in the face of conflicting rules, regulations and time frames.

Limited financial and human resources are a fact of life. The City will continue to attempt to set priorities and allocate financial and human resources to best address the needs of the people of the City.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment	2015	2019	Non-Housing Community Development Redevelopment	CITY WIDE Southwest Quadrant	Code Enforcement in low and moderate income areas Job training Facility Rehabilitation	CDBG: \$1,531,770	Public service activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted
2	Home Ownership	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Home buying assistance for moderate and low income Development of affordable housing units	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Stabilize Housing Stock through Rehabilitation	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Code Enforcement in low and moderate income areas	CDBG: \$112,500	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Healthy Living Environment for Rental Units	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Development of affordable housing units	CDBG: \$86,065	Rental units rehabilitated: 10 Household Housing Unit

Table 123 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment
	Goal Description	<p>PRIORITY GOAL# 1: TO CREATE A SUITABLE LIVING ENVIRONMENT BY ELIMINATING THE BLIGHT INFLUENCE OF SUBSTANDARD, VACANT BOARDED UP BUILDINGS THROUGHOUT THE CITY.</p> <p>Objective# 1.1: To continue to conduct a street-by-street inspection of the City to update current inventory of vacant property within the City for possible inclusion in the Scattered Sites Redevelopment Program.</p> <p>Objective# 1.2: To demolish dilapidated structures, not suited for rehabilitation as determined by the appropriate officials.</p> <p>Objective# 1.3: To provide job training to unemployed and underemployed low and moderate income individuals.</p>
2	Goal Name	Home Ownership
	Goal Description	<p>PRIORITY GOAL# 1: TO INCREASE OPPORTUNITIES FOR HOME OWNERSHIP FOR LOW AND MODERATE INCOME HOUSEHOLDS IN ORDER TO CREATE A MORE EVEN DISTRIBUTION OF THE POPULATION BETWEEN OWNERS AND RENTERS</p> <p>Strategy: the City will provide various incentives in order to encourage persons from various income groups to buy and occupy properties within the City.</p> <p>Objective# 1.1: To provide an average of six (6) grants annually to low/moderate income persons to assist with down payment, closing costs and/ or prepayments. Assist thirty (30) households during the life of this plan.</p> <p>Objective# 1.2: To continue to collaborate with the Affordable Housing Alliance for provision of home ownership training. The training will focus on a range of topics related to pre•purchase finance, budgeting, credit repair, home maintenance and civic responsibility.</p> <p>Objective# 1.3: To collaborate with the Asbury Park Housing Authority to establish a program to transition certain recipients of Section 8 vouchers to homeownership. The program is to be established and operational during the life of this plan contingent on receipt of certain federal funds.</p>

3	Goal Name	Stabilize Housing Stock through Rehabilitation
	Goal Description	<p>PRIORITY GOAL # 3 TO STABILIZE THE EXISTING, OCCUPIED HOUSING STOCK BY ASSISTING COST-BURDEN HOMEOWNERS IN ABATING CODE VIOLATIONS, AND CREATING MORE ENERGY EFFICIENT UNITS.</p> <p>STRATEGY: Provide deferred payment loans.</p> <p>Objectives # 3.1: Rehabilitate twenty (20) units per year for very low and moderate-income property owners.</p>
4	Goal Name	Healthy Living Environment for Rental Units
	Goal Description	<p>PRIORITY GOAL #4: TO CREATE A HEALTHY LIVING ENVIRONMENT FOR FAMILIES WHO RESIDE IN RENTAL UNITS</p> <p>STRATEGY: Provide incentives for landlords.</p> <p>Objective# 4.1: Rehabilitate ten (10) rental units per year.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the period of this plan, thirty low and moderate income households will receive grants to assist with down payment, closing costs, and/or prepayments.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's Department of Building and Housing has one full time Building Sub-Code Official that performs initial evaluations. Residents are referred to the Construction Department when lead based hazards are suspected. An inspection is then scheduled to evaluate the specific housing unit. If confirmed, the inspector notifies the Monmouth County Board of Health and they perform further testing. If lead is then detected, the County notifies the owner of the property to abate the hazard immediately. This information is recorded and kept on file in the Department of Building and Housing.

How are the actions listed above integrated into housing policies and procedures?

The City of Asbury Park recognizes that childhood lead poisoning is a significant problem in the community. According to the NJ Department of Community Affairs and the NJ Department of Health, Asbury Park has been listed as within the top 5 municipalities with the highest concentration and number of pre-1950 housing units and concentrations of children under the age of 6. These are two key risk factors that contribute to high childhood lead poisoning rates in a municipality.

Most of the housing stock in the City was constructed before 1978 when the use of lead-based paint was prevalent. 95% of the housing built between 1940 and 1959 contained lead-based paint and 80% of the housing built between 1960 and 1979 also contained lead based paint. Based on these estimates and the age of housing, it has been estimated that Asbury Park contains 7,181 housing units which have a potential lead-based paint hazard.

The City's efforts to reduced lead-based paint hazards will be focused on education. The City will continue to distribute informational lead-based paint brochures to any person or family receiving weatherization or other assistance from the City. Lead-based paint hazard information will continue to be posted and available at the National Night Out and Back to School Block Party and at the Community Development Department.

Among housing related activities, the City will develop an up-to-date list of lead-safe properties, investigate ways to identify its stock of lead-free housing to which families may be relocated while their own homes undergo lead abatement, secure permanent and temporary relocation housing for families with lead-poisoned children, and work with agencies to provide financial assistance for remediation in affordable housing units.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Asbury Park will continue to work with non-profit, State, Federal, and County agencies to reduce the number of poverty level families and will continue its CDBG programs for low-moderate income households. The CDBG programs include:

- Home Emergency Loan Program (H.E.L.P.)
- Homebuyer's Assistance
- Relocation
- Homeless Prevention
- Road improvements/infrastructure
- Community Events.

The City will refer residents to Interfaith Neighbors and Faith Based Initiative Groups. These non-profit agencies are resources for Asbury Park residents to apply for jobs and job counseling.

The Department of Commerce will continue to provide economic incentives to new businesses to locate in the City, which will also bring additional jobs, while reducing the number of poverty families.

The City of Asbury Park along with the Affordable Housing Alliance, Interfaith Neighbors, and Coastal Habitat for Humanity will continue to collaborate in the construction of affordable housing for low-moderate income residents.

The Asbury Park Housing Authority will continue to manage the Boston Way Village (until demolished), Dr. Robinson Towers (currently boarded up), Lumley Homes, Comstock Court, Asbury Park Village, Washington Village, and Lincoln Village. The Asbury Park Housing Authority offers rental assistance to 475 families and cooperates with the Monmouth County Section 8 agency for low income families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City is coordinating with major developers on the waterfront, in the downtown, and on Springwood Avenue to make jobs available to City residents. The City has made it a requirement to hire local "qualified" residents and to purchase materials for these projects from local businesses. Both of these policies are designed to provide employment opportunities to our residents.

SP-80 Monitoring - 91.230

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

The City of Asbury Park Community Development Department will continue to monitor all projects in the Consolidated Plan and Annual Action Plan to ensure that activities of the City and of Sub-Recipients who receive funding through the City's CDBG program are carried out in accordance with the Federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and accounting practices. Monitoring procedures will be developed and implemented to ensure that:

1. The objective of each housing and/ or service activity is met.
2. The, use of all funds is consistent with the priorities set by the city.
3. Recipients are in compliance with applicable regulations regarding the disbursement of Federal funds.
4. Record keeping and financial management systems are provided to maintain documentation on program compliance and disbursement of federal funds in accordance with applicable laws.
5. The information submitted to HUD is accurate and complete.

Improvements will be made consistent with Federal guidelines and that achieve National Objectives. Prior to committing any CDBG funds to a rehabilitation project, details will be reviewed for statutory and regulatory requirements for consistency with identified needs. CDBG staff will coordinate with the City Engineer during the write up process to ensure that the scope of work is comprehensive. Inspections will be completed at each property at the beginning and end of each project's rehabilitation to ensure that remediation was successful with available resources.

Key elements of the monitoring plan will include the following documents, activities, or equivalent to achieve a like result:

Grant Agreement: Recipients will be required to submit a project schedule and budget. The Grant Agreement will specify the activities to be completed and the conditions, which must be met in order to carry out the activity including all laws and regulations. The agreement will specify the project liaison. Staff will maintain contact with the project liaison on a regular basis.

Record Keeping: Staff will make sure that sub-recipients set up record keeping and filing systems to maintain the required documentation.

Financial Management: Staff should monitor to ensure that proper accounts are established, when appropriate, and those necessary fiscal records are maintained. Such records may include but not necessarily be limited to ledgers and supportive documentation.

On-Site Monitoring: Periodic on-site visits will be conducted. The visits will be made at least once a year. Additional on-site monitoring may include a pre-release of funds, technical visit, and closeout-monitoring visit.

Program Progress: Recipients will be required to submit periodic status reports to the staff. The staff will review the reports for program progress and any problems, which may have arisen.

Fiscal Reporting and Audit Management: Recipients should be required to submit adequate documentation to substantiate payment requests and to comply with State and Federal law. The Sub-Recipient Agreement will contain provisions, which require audits to be conducted in accordance with applicable Federal law.

The City of Asbury Park's Performance Measurement System (PMS) is based on HUD's "Program Outcome Model", which demonstrates the relationship between goals, inputs, activities, outputs and outcomes.

Expected Resources

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

Introduction

CDBG funding for the City of Asbury Park continues to decline, resulting in an increasing need to limit use of these funds to the highest priority needs. For competing needs and projects, it is less likely that projects addressing priority needs can receive a majority share of its funding from CDBG funds.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	386,067	0	0	386,067	1,544,268	There is a potential for an additional FY2015 allocation from HUD of \$51,017 if HUD wins litigation with Westchester County, NY. When and if these funds are approved, the City will seek to update the plan following a public hearing.

Table 124 - 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

Due to limitations on the availability and use of CDBG funds, these funds will be leveraged by City of Asbury Park general funds and the resources of nonprofit organizations, private developers and private donors will contribute substantially to the achievement of this plan's goals and objectives.

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

Public park and beach areas within the City of Asbury Park will be used by the City's Department of Recreation as part of its summer recreation jobs project.

Discussion

There is a potential for an additional FY2015 allocation from HUD of \$51,017 if HUD wins litigation with Westchester County, NY. When and if these funds are approved, the City will seek to update the plan following a public hearing.

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	Suitable Living Environment	2015	2019	Non-Housing Community Development Redevelopment	CITY WIDE Southwest Quadrant	Code Enforcement in low and moderate income areas Job training Facility Rehabilitation	CDBG: \$306,354	Public service activities other than Low/Moderate Income Housing Benefit: 54703 Persons Assisted
2	Home Ownership	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Home buying assistance for moderate and low income Development of affordable housing units	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 15857 Persons Assisted Homelessness Prevention: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize Housing Stock through Rehabilitation	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Code Enforcement in low and moderate income areas Development of affordable housing units	CDBG: \$22,500	Public service activities other than Low/Moderate Income Housing Benefit: 15855 Persons Assisted Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Healthy Living Environment for Rental Units	2015	2019	Affordable Housing	CITY WIDE Southwest Quadrant	Development of affordable housing units Job training	CDBG: \$17,213	Public service activities other than Low/Moderate Income Housing Benefit: 15855 Persons Assisted

Table 125 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment
	Goal Description	<p>PRIORITY GOAL# 1: TO CREATE A SUITABLE LIVING ENVIRONMENT BY ELIMINATING THE BLIGHT INFLUENCE OF SUBSTANDARD, VACANT BOARDED UP BUILDINGS THROUGHOUT THE CITY.</p> <p>Objective# 1.1: To continue to conduct a street-by-street inspection of the City to update current inventory of vacant property within the City for possible inclusion in the Scattered Sites Redevelopment Program.</p> <p>Objective# 1.2: To demolish dilapidated structures, not suited for rehabilitation as determined by the appropriate officials.</p> <p>Objective# 1.3: To provide job training to unemployed and underemployed low and moderate income individuals.</p>
2	Goal Name	Home Ownership
	Goal Description	<p>PRIORITY GOAL# 1: TO INCREASE OPPORTUNITIES FOR HOME OWNERSHIP FOR LOW AND MODERATE INCOME HOUSEHOLDS IN ORDER TO CREATE A MORE EVEN DISTRIBUTION OF THE POPULATION BETWEEN OWNERS AND RENTERS</p> <p>Strategy: the City will provide various incentives in order to encourage persons from various income groups to buy and occupy properties within the City.</p> <p>Objective# 1.1: To provide an average of six (6) grants annually to low/moderate income persons to assist with down payment, closing costs and/ or prepayments. Assist thirty (30) households during the life of this plan.</p> <p>Objective# 1.2: To continue to collaborate with the Affordable Housing Alliance for provision of home ownership training. The training will focus on a range of topics related to pre-purchase finance, budgeting, credit repair, home maintenance and civic responsibility.</p> <p>Objective# 1.3: To collaborate with the Asbury Park Housing Authority to establish a program to transition certain recipients of Section 8 vouchers to homeownership. The program is to be established and operational during the life of this plan contingent on receipt of certain federal funds.</p>
3	Goal Name	Stabilize Housing Stock through Rehabilitation
	Goal Description	<p>PRIORITY GOAL # 3 TO STABILIZE THE EXISTING, OCCUPIED HOUSING STOCK BY ASSISTING COST-BURDEN HOMEOWNERS IN ABATING CODE VIOLATIONS, AND CREATING MORE ENERGY EFFICIENT UNITS.</p> <p>STRATEGY: Provide deferred payment loans.</p> <p>Objectives # 3.1: Rehabilitate twenty (20) units per year for very low and moderate-income property owners.</p>

4	Goal Name	Healthy Living Environment for Rental Units
	Goal Description	PRIORITY GOAL #4: TO CREATE A HEALTHY LIVING ENVIRONMENT FOR FAMILIES WHO RESIDE IN RENTAL UNITS STRATEGY: Provide incentives for landlords. Objective# 4.1: Rehabilitate ten (10) rental units per year.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Asbury Park's 2015-2019 Consolidated Plan contains an Annual Action Plan for FY2015 identifying 17 housing and community development projects totaling \$386,067 to be undertaken in the City in response to community needs.

\$40,000 is allocated to 8 Public Services grants, of \$176,000 in projects requested.

\$150,000 is allocated to 3 Facility Rehabilitation grants, of \$386,000 in projects requested.

4196,067 is allocated to 6 other grants.

The City has an approved allocation from HUD of \$386,067 in Federal Community Development Block Grant (CDBG) funds for fiscal year 2015. A potential additional allocation of \$51,017 of reallocated funds is the subject of HUD litigation with Westchester County, NY and are currently unavailable for obligation by HUD pursuant to a court order. The outcome and timing of the litigation is currently unknown. If these funds become available, the City of Asbury Park will update the FY2015 Annual Action Plan to allocate these funds, subject to a public hearing.

#	Project Name
1	The Eloquent Charismatic Orators Association
2	Cowerks
3	Interfaith Neighbors Inc. Kula Cafe
4	Faith Based Initiative Group

#	Project Name
5	Hope Academy
6	Asbury Park Recreation
7	Boys & Girls Club of Monmouth
8	Pulse
9	Interfaith Neighbors Inc. Rights of Passage
10	West Side Community Center
11	Community Affairs Resources
12	Road improvements
13	Homeless Prevention
14	H.E.L.P.
15	Relocation
16	Community Events
17	Administration

Table 126 – Project Information

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

Characteristics that constitute the basis for prioritizing investment in the neighborhoods in the Southwest Quadrant are:

- Highest Concentration of Labor Force Unemployed
- Most Densely Populated
- Largest Average Household Size
- Greatest Incidences of Overcrowding
- Lowest Median Income
- Highest Concentration of Poverty Populations
- Aged & Dilapidated Housing Stock
- Lack of Active Playing Field Areas for Recreation

Despite significant progress toward the revitalization of the city, the southwest neighborhood has consistently over the years been determined to have the greatest need for redevelopment and revitalization, and for support and intervention. It continues to be economically and socially disadvantaged, which diminishes the quality of life for these households.

AP-38 Project Summary

Project Summary Information

1	Project Name	The Eloquent Charismatic Orators Association
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$1,500
	Description	Personal development & Public Speaking for girls 10-18 years old
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Girls who drop out of school are more likely to live in poverty. They are more at risk of teen pregnancy, juvenile delinquency, gang violence, substance abuse, and low educational expectations. Girls have access to ten summer programs in the City but no winter programs, and most summer programs do not serve 14-16 year olds unable to obtain employment due to their age. Limited summer recreational programs designed for girls 14-18; little or no winter programs for girls ages 10-18; limited parental involvement.
	Location Description	
Planned Activities	A 10 month curriculum designed specifically for girls 10-18 that includes training in public speaking and essential life skills to develop confidence, healthy self-esteem and a positive belief system.	
2	Project Name	Cowerks
	Target Area	CITY WIDE Southwest Quadrant

	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$5,000
	Description	Computer Science Program, 3-18 years old
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Our objective is to deliver computer science and technology education to 276 very low, low, and moderate income families in Asbury Park through a 12 week program. Computer science literacy is quickly becoming a necessity in the work force, and teaches basic problem solving skills. Demand for computer programmers and engineers is high and jobs are well paid and support independent living.
	Location Description	
	Planned Activities	CDBG funds will help provide free computer science and STEM (science, technology, engineering, math) enrichment to children of low income families who live in Asbury Park aged 3-18 years.
3	Project Name	Interfaith Neighbors Inc. Kula Cafe
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$5,000

Description	Kula Cafe Job Training Program 16-25 years old. Located in the Springwood Center building at 1201 Springwood Avenue in Asbury Park, the Kula Cafe is a welcoming neighborhood eatery where customers can come and have great food at a fair price. More important, at its heart, the Kula Cafe is a training program which teaches unemployed and underemployed individuals the skills needed to work in the growing restaurant and hospitality industry in Asbury Park and local Jersey shore towns. The ultimate goal of the Kula Cafe Training program is to immediately place program graduates in jobs that can sustain them and their families financially while teaching skills that are transferable to any future career choice.
Target Date	9/30/2015
Estimate the number and type of families that will benefit from the proposed activities	The Kula Cafe and training program is located on Springwood Avenue in the west side neighborhood of Asbury Park. The program targets the youth in this neighborhood for participation in the program. In addition, the program offers a working eatery where residents of the west side might come for the dual purpose of having a good meal while also assisting their neighborhood youth in learning the skills they need to establish financial independence.
Location Description	

	Planned Activities	<p>The Kula Cafe Training Program is a community driven social enterprise addressing high unemployment and lack of opportunity in the Asbury Park area through a different approach to hospitality training. Kula Cafe differs from more traditional training programs in that it supplements a hospitality industry curriculum with an additional emphasis on basic life, work and interpersonal skills, reduction of barriers to employment, and confidence building specifically needed by the at risk population the program will serve.</p> <p>The Kula Cafe concept incorporates two main functions. Local participants move through a structured program of life and employment skill training to build confidence, a spirit of giving back to the community and a service industry skill set which is transferable to all areas of interest.</p> <p>Additionally, the cafe is open to the public allowing trainees to learn customer service skills through hands-on training serving paying customers while generating revenue to offset the-cost of the training program.</p> <p>The word kula, from Sanskrit, means "an intentional community" and "a community of the heart" - a community where people strive together with a common vision. The Kula Cafe provides the building blocks and location for the creation of an intentional community within the West Side neighborhood of Asbury Park where residents can work towards a better future - for themselves, for their neighborhood, for their community, and for their children. In a neighborhood that faces significant unemployment, poverty, and the need for specialized training opportunities, Kula Cafe gives residents the opportunity to work together in the community and for the community. Just as importantly, the Kula Cafe is a community minded program, which elicits community input, seeks participants from the community, is located within the community and gives back to the community.</p>
4	Project Name	Faith Based Initiative Group
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$5,000

	Description	Job training for 18+ year-olds. More than 40% of Asbury Park's population is made up of residents who have 1 or more of these barriers: Unemployed I Underemployed/ Reentry/Veteran/High School Drop Out/No driver's license with emotional barriers of low self-esteem /abandonment and abuse.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	10 participants
	Location Description	
	Planned Activities	JUMPSTART .JOB CLUB addresses the community's desire to provide "assistance" to Asbury Park residents that have no other option to successfully gain and retain employment other than "construction labor". It is designed to: 1. Assist participants to identify employment and personal barriers preventing them from being successful in the work place. 2. Engage them in activities to resolve the identified problems by providing employability training, direct help in job searching and resume writing and to provide life skills that will raise their emotional, social IQ's to help them maintain employment.
5	Project Name	Hope Academy
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$5,000

Description	<p>Academics, arts enrichment & behavioral after school program 5-14 years old. To help students from low-income families attain academic success by providing a quality education in a safe, nurturing environment that extends beyond regular school hours to maximize impact and ensure strong protective factors during those periods when children are most vulnerable.</p> <p>b. To help parents support their children by offering adult services that align directly with our main goal of helping students maximize full their potential. Parent services range and may include (depending on funding and guest speakers available): ESL instruction, informational workshops (e.g., financial, educational, etc.) and activities that foster positive interaction across generational lines.</p> <p>c. To provide a safety net for our at-risk students by having a prevention specialist work with students and parents both during the regular school day and after-school for specialized programming (e.g., parent workshop series).</p> <p>d. To offer quality arts enrichment programming for creative self-expression through our partnership with the Asbury Park Musical Heritage Foundation. This is programming that our parents cannot afford to provide for their children, and it taps into talents at a deeper level that regular classroom arts instruction could, as it is more individualized and comprehensive in nature. Furthermore, our STEAM emphasis will bolster learning across disciplines by tying the arts to other content areas.</p>
Target Date	9/30/2015
Estimate the number and type of families that will benefit from the proposed activities	In addition to high crime in our area, we predominantly serve a low-income population, and our parents cannot afford after-school care and the other services our program will provide for free (e.g., tutoring, music instruction, behavioral services).
Location Description	The project will be located at our school on 601 Grand Avenue and will be offered to attending students and their parents/caregivers citywide.

	Planned Activities	<p>a. Individualized educational support based on a student's unique academic profile and carried out by certified instructors who work with the same students during the day. This is the strongest model for success, as it ensures consistency with regular school day instruction and is both grade-leveled and aligned to current curricular standards.</p> <p>b. Intergenerational programming and parent resources, such as ESL and civics classes (presently provided by Community Affairs and Resource Center) offered at a site where parents naturally congregate and feel at home and with concurrent childcare for students to ensure high enrollment and eliminate the challenge (e.g., availability and cost) of securing a sitter. Even if similar services are offered elsewhere in the City, parents have a stronger inclination to attend and remain involved in programs offered at our school, where they have established relationships with staff and other parents.</p> <p>c. Professional at-risk services provided through Project T.A.L.K. (Teaching Alternative Life Skills to Kids), a program of Barnabas Health Institute for Prevention offered at Hope Academy for over a decade and contingent for 2015-2016 on renewal of funding. The program is adapted to the unique needs of our students and an after-school component will channel available resources to the families we serve.</p> <p>d. Quality music instruction provided by Lakehouse Music Academy with opportunities for performance, special projects (e.g., musical theater, song writing, audio-engineering) that tie the arts to other areas of learning, thereby reinforcing vital skills.</p>
6	Project Name	Asbury Park Recreation
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$3,000
	Description	Youth summer employment.
	Target Date	9/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	Provides seasonal employment experience.
	Location Description	
	Planned Activities	The Recreation Department would hire five youth to work in the Department's summer day camp program.
7	Project Name	Boys & Girls Club of Monmouth
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$8,000
	Description	Summer Camp 5-17 years old, 7/6/2015 – 8/28/2015
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 50 program scholarships.
	Location Description	
	Planned Activities	8 weeks of summer camp for 100 residents of Asbury Park, including 40 low to moderate income youth. The requested funds will support up to 50 partial scholarships or a smaller number of full scholarships at \$1,500 per attendee. Summer camp will be located in the Asbury Park Unit at 1201 Monroe Avenue. The 28,000 square-foot facility on the west side of Asbury Park houses a gym, pool, game room, and classrooms located within walking distance of the three local elementary, middle, and high schools in the city.
8	Project Name	Pulse

Target Area	CITY WIDE Southwest Quadrant
Goals Supported	Suitable Living Environment
Needs Addressed	Job training
Funding	CDBG: \$7,500
Description	Youth training in media technology
Target Date	9/30/2015
Estimate the number and type of families that will benefit from the proposed activities	50 to 75 youth per day served.
Location Description	

	Planned Activities	<p>PulseAP Youth Video Magazine is a video journalism program developed to provide education, and hands on training in media technology, while mentoring youth in the art of interviewing and video journalism. The program will be run in collaboration with The SPOT, located in the Asbury Park high school. Youth will be taught to apply critical thinking to current events and local activities, develop interview strategies, learn how to present themselves effectively on camera, and how to shoot and edit their own stories.</p> <p>This is a highly interactive program that not only develops relevant technical skills, but also interpersonal skills that are so critical to competing successfully in today's job market. In addition, there is an experiential learning component that occurs during the interview process - i.e., how to blow glass, make pizza, play the guitar, etc.</p> <p>Another intention of the program is to build bridges between the entrepreneurial communities, and low and moderate-income youth in Asbury Park. Youth are encouraged to explore both the familiar and unfamiliar in Asbury Park's rich mix of businesses, artists, musicians, and community activists.</p> <p>The finished videos will appear in an online "magazine" that will function not only as a showcase for the youth's work, but as an ongoing forum for local success stories and community interest.</p> <p>Under the current proposal the participating students will receive a small stipend for their work.</p> <p>The long-term goal is to create a source of employment for young reporters and filmmakers by monetizing the online magazine and building a video production company that would serve the needs of the community.</p>
9	Project Name	Interfaith Neighbors Inc. Rights of Passage
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Development of affordable housing units
	Funding	CDBG: \$50,000

	Description	Construction of facility for homeless young adults 18-21 yrs. old. The Rights of Passage (ROP) program is a transitional living program that gives motivated homeless young people the chance to learn what it's really like to live on their own - and how to do it successfully. ROP offers a transitional living model to youth ages 18-21 for a period of 18-24 months; it is considered a stepping stone to more independent living. While at ROP, youth have access to services that include:- Case Management- Employment, education and vocational advising- Identification of individual goals and assistance with identifying-plans for attainment- Job readiness skills and employment retention- Group and Individual Independent living skills workshops (i.e. paying rent, cooking, cleaning, credit rebuilding, etc ...- Financial Literacy and budget management- Coordination and referrals to community service providers- Assistance with identifying, securing and moving into permanent housing options- After-care to ensure stability and continued pursuit of goals
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Five clients/households will be served per year.
	Location Description	The project is located at 522 Prospect Avenue in the West Side neighborhood of Asbury Park. The program is intended to serve local youth who are experiencing unstable living situations and are trying to transition into living on their own. This program will provide a safe, supervised housing situation that will help the youthful participants transition from their current unstable housing arrangements to a stable independent living situation.
	Planned Activities	This project will provide a housing facility for a supervised program to address homelessness among local youth aged 18 to 21 and prepare them to live independently. Interfaith will retain ownership of the developed property and lease it to Covenant House New Jersey for operation of a Covenant House "Rights of Passage" Program.
10	Project Name	West Side Community Center
	Target Area	Southwest Quadrant
	Goals Supported	Suitable Living Environment

	Needs Addressed	Job training
	Funding	CDBG: \$50,000
	Description	Facility rehabilitation. The project will provide safe, sanitary, accessible, and affordable facilities for educational, recreational, and social programming in the southwest quadrant.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Providing family support to promote the educational, recreational, and social well-being of infants to adults in an affordable, safe, and productive environment.
	Location Description	
	Planned Activities	Public facility improvements including reconstruction, rehabilitation (including the removal of architectural barriers to accessibility) and installation to improve the safety, accessibility, and affordability of the physical plant.
11	Project Name	Community Affairs Resources
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Facility Rehabilitation Code Enforcement in low and moderate income areas
	Funding	CDBG: \$50,000
	Description	Facility rehabilitation.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	The building is deteriorating, is inhabited by animals, and is an eye sore in the southwest quadrant of the City.
	Planned Activities	Power wash, scrape, and spackle holes and cracks of the existing edifice including patching soffits, painting the entire exterior of the building and replacing gutters and leaders. The existing exterior stairs and ramp will be replaced with masonry stairs and a new ramp to meet ADA standards and will be low maintenance.
12	Project Name	Road improvements
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Facility Rehabilitation
	Funding	CDBG: \$73,854
	Description	Road and associated infrastructure improvements.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<ol style="list-style-type: none"> 1) New sewer main and lateral on Prospect Ave (Asbury Ave to Monroe Ave) 2) New sewer main on Washington Ave (prospect to Ridge) 3) 3 New man hole on Mattison on (Memorial Drive midblock Langford Ave) 4) New man hole at Bangs and Comstock 5) New man hole on Asbury and Main St 6) New man hole Summerfield and Park Hall Place 7) Sidewalks at Library park. 8) Sidewalk around Bradley Park.

13	Project Name	Homeless Prevention
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment
	Needs Addressed	Home buying assistance for moderate and low income
	Funding	CDBG: \$10,000
	Description	Homeless prevention programs
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeless prevention programs
14	Project Name	H.E.L.P.
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment Stabilize Housing Stock through Rehabilitation
	Needs Addressed	Code Enforcement in low and moderate income areas
	Funding	CDBG: \$5,000
	Description	Housing Emergency Loan Program
	Target Date	9/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Relocation
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment Home Ownership
	Needs Addressed	Development of affordable housing units Code Enforcement in low and moderate income areas Home buying assistance for moderate and low income
	Funding	CDBG: \$20,000
	Description	Relocation
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	Community Events
	Target Area	CITY WIDE Southwest Quadrant

	Goals Supported	Suitable Living Environment
	Needs Addressed	Job training
	Funding	CDBG: \$10,000
	Description	Community events
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Back to School Block Party, National Night Out, Senior Brunch, Black History Month Celebration, Kwanza and Tree Lighting Celebration
17	Project Name	Administration
	Target Area	CITY WIDE Southwest Quadrant
	Goals Supported	Suitable Living Environment Home Ownership Stabilize Housing Stock through Rehabilitation Healthy Living Environment for Rental Units
	Needs Addressed	Facility Rehabilitation Job training Development of affordable housing units Code Enforcement in low and moderate income areas Home buying assistance for moderate and low income
	Funding	CDBG: \$77,213
	Description	Administration of CDBG program and grants.

	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

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

In accordance with CDBG criteria, the City continues to target the southwest quadrant (Census tracts 8072 and 8073) as the point of focus for revitalization and service activities as a priority area, as well as a citywide geographic focus.

Geographic Distribution

Target Area	Percentage of Funds
CITY WIDE	10
Southwest Quadrant	90

Table 127 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The neighborhoods in the southwest quadrant reflect these general characteristics:

- o Highest Concentration of Labor Force Unemployed
- o Most Densely Populated
- o Largest Average Household Size
- o Greatest Incidences of Overcrowding
- o Lowest Median Income
- o Highest Concentration of Poverty Populations
- o Aged & Dilapidated Housing Stock
- o Lack of Active-Playing Field Areas for Recreation

These characteristics constitute the basis for a continued allocation of investments in the southwest quadrant of the City. This area consistently over the years has been determined to have the greatest need for redevelopment and revitalization. Despite significant progress toward the revitalization of the city, the southwest neighborhood continues to be economically and socially disadvantaged, which diminishes the quality of life for these households. Consequently, the southwest neighborhoods need a continued level of support and intervention.

Discussion

n/a

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

Introduction

The City of Asbury Park will continue to invest in programs needed by the residents and businesses of the community.

Actions planned to address obstacles to meeting underserved needs

This Consolidated Plan continues to consider needs to improve youth services, crime awareness, employment training, parks and recreation facilities, with priority in the southwest quadrant.

The Community Resource Center provides services to economically disadvantaged individuals and families throughout with the goal of revitalizing the communities served. CARC is one of the very few service providers that can effectively provide bilingual/bicultural diversity in its services. CARC continues to provide to an increasing number of clients services for advocacy, case management, protective services, domestic violence, information and referrals, translation and interpretations, immigration consultations, assistance with required paperwork for filing tenant/landlord disputes, child support, divorce and other legal matters, income tax preparation, soliciting Individual Tax Identification Numbers (ITIN), notary public, career assessment, job readiness and employment placement, NJ Family Care applications, Food Stamp (SNAP) application, and NJ Shares Energy Assistance applications. Facility rehabilitation funded through CDBG will continue to allow the facility to provide the above services to the community while being a safe center and meeting Code Enforcement standards.

Interfaith Neighbors and Faith Based Initiative Group provide employment training/mentoring programs for low-moderate income households at the Springwood Center where both agencies are located. The program is for young adults ages 16-25. The program includes: crime prevention and education, job readiness and employability skills training, job search and resume writing assistance, mentoring/life skills opportunities for character growth and development. This program prepares individuals with necessary pre-employment skills, empowers individuals for work place success, promotes job retention and advancement. Currently, Interfaith Neighbors/Faith Based Initiative Group provides an additional program for young adults aged 18-24 in the hospitality field at their restaurant, Kula Cafe. While in training, participants will have the opportunity to work in one of the local restaurants in the City. This program anticipates a graduation of 20 students yearly and job placement.

The Department of Community Development hosts the community events throughout the year, including Senior Valentine's Day Brunch, Community Back to School Block Party and National Night Out. These community events bring residents together for a day of inspiration, togetherness, education and recreational awareness.

Preparation of the 2020-2014 Consolidated Plan will provide a vision that will streamline future HUD grant applications by ensuring that funding decisions are made in the context of the City's plan.

Persons with special needs include individuals who are not homeless but need supportive services. The category includes persons with mental illness, persons with AIDS or HIV the elderly and frail. The City will continue to work with its department of Social Services, to advocate for facilities and services for persons with special needs and provide referral assistance to The Center in Asbury Park, which contains 25 single room units and provides support services to clients with HIV and AIDS; to the HABcore -Laurel House in Asbury Park which provides housing for the City's special needs population especially those with HIV/AIDS related illnesses, homelessness, drug and alcohol dependence and other social issues; and to the Canright House in Asbury Park, a transitional half-way house for newly released male inmates with a history of drug dependency or suffering from HIV I AIDS. The Asbury Park Housing Authority will also continue to provide housing our elderly and frail population; the APHA has three (3) facilities that address the needs of this population.

Actions planned to foster and maintain affordable housing

Escalating housing costs and property values are major deterrents to the development of affordable housing. The City will continue streamlining the city's permit process, making city owned land available at nominal cost for non-profit developers, and ensuring the commitment of the Governing Body and Administration to assist low-income residents, the unemployed, the unskilled labor force and small businesses will greatly assist in positioning these sub-populations to benefit from the development opportunities undertaken in the City.

Actions planned to reduce lead-based paint hazards

The City's efforts to reduced lead-based paint hazards will be focused on education. The City will continue to distribute informational lead-based paint brochures to any person or family receiving weatherization or other assistance from the City. Lead-based paint hazard information will continue to be posted and available at the National Night Out and Back to School Block Party and at the Community Development Department.

Among housing related activities, the City will develop an up-to-date list of lead-safe properties, investigate ways to identify its stock of lead-free housing to which families may be relocated while their own homes undergo lead abatement, secure permanent and temporary relocation housing for families with lead-poisoned children, and work with agencies to provide financial assistance for remediation in affordable housing units.

Actions planned to reduce the number of poverty-level families

The City of Asbury Park will continue to work with non-profit, State, Federal and County agencies in order to reduce the number of poverty level families and continue its CDBG programs for low-moderate income households. The CDBG programs include: Home Emergency Loan Program1 (H.EL.P.), Homebuyer's Assistance, Relocation, Homeless Prevention and Job Training/Project Mentor.

The City will refer residents to Interfaith Neighbors and Faith Based Initiative Groups. These non-profit agencies are resources for Asbury Park residents to apply for jobs and job counseling.

The City's Department of Commerce will continue to provide economic incentives to new businesses to locate in the City, which will also bring additional jobs, while reducing the number of poverty families.

The City of Asbury Park along with the Affordable Housing Alliance, Interfaith Neighbors and Coastal Habitat for Humanity will continue to collaborate in the constructing of affordable housing for low-moderate income residents.

The Asbury Park Housing Authority will continue to manage the Boston Way Village (until demolished), Asbury Park Village and Lincoln Village. The Asbury Park Housing Authority offers rental assistance and cooperates with the Monmouth County Section 8 agency for low income families.

As part of the overall strategy to address job skills and employment opportunities, the City is coordinating with major developers on the waterfront, in the downtown and on Springwood Avenue to make jobs available to City residents. The City has made it a requirement to hire local "qualified" residents and to purchase materials for these projects from local businesses. Both of these policies are designed to provide employment opportunities to our residents.

The programs offered by the Department of Community Development address housing issues of low income households. The City will continue to improve coordination between existing agencies in order to reduce the number of poverty level families.

Actions planned to develop institutional structure

City staff will continue to provide and develop expertise to address and, where possible, change, conflicting rules, regulations and time frames inherent in complex institutional structures.

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

The Department of Community Development continues to connect public and private housing agencies with social service agencies in the community through both direct communications and publicly through community events.

Discussion

n/a

Program Specific Requirements

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

Introduction

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

There are no homelessness prevention, homebuyers assistance, home emergency loan program, road improvement, job training, educational programs, recreation, crime prevention, public facility improvements documented as urgent need.

All CDBG funds will be used for activities that benefit persons of low and moderate income.

Attachments

Citizen Participation Comments

CITY OF ASBURY PARK
PLANNING DEPARTMENT
8-YEAR CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PUBLIC HEARINGS

The City of Asbury Park, has prepared its 8-YEAR Consolidated Plan. The Consolidated Plan was adopted to enable the City to apply to the U.S. Department of Housing and Urban Development (HUD) for funds under the Community Development Block Grant (CDBG) program. The 8-year plan includes an assessment of housing and homeless needs in the City, a housing market analysis and a strategic plan to address housing and non-housing needs. In addition, a one-year Action Plan must be completed each year of the Consolidated Plan to describe the activities to be undertaken with CDBG funds.

The primary Consolidated Plan objectives for the program year 2015-2019 are as follows:

1. Develop a housing system with mechanisms for the production, distribution and financing of a variety of housing types for households of all income levels.
2. Assist the homeless and those at risk of becoming homeless through a coordinated effort with other Monmouth County public and non-profit agencies that provide homeless services.
3. Provide various types of housing assistance and services to the special needs segment of the City's population.
4. Provide a suitable living environment for low and moderate-income residents of the City.

The City has a proposed budget for the 2015 Annual Action Plan of \$437,064 for the following activities:

1. Administration
2. Homelessness Assistance
3. Homelessness Prevention
4. Public Facilities
5. Infrastructure/Street Improvements
6. Crime Prevention

On March 10, 2015 the City will hold a public hearing on the fiscal year 2015-2019 Consolidated Plan and the 2015 Annual Action Plan in the City Manager's Conference Room at 5:00 p.m. In addition, on March 10, 2015 a draft of the Consolidated Plan and Annual Action Plan will be available for public inspection between 10:00 hours of 5:00 AM - 5:00 PM at the following location:

City of Asbury Park, Department of Community Development (Shared Room), Cassinelli's Dickerson, Department Head of Community Development or by contacting (732) 532-5753

All written and verbal comments should be received within 30 days, no later than April 9, 2015, 5:00 PM.

John Muto, Mayor
 Anthony Nacato, Interim City Manager
 Amy Quinn, Deputy Mayor
 Cassinelli Dickerson, Department Head
COUNCIL
 Jesse Kordali
 Joe Viorone
 Yvonne Clayton
 S/MS (332.17)

Continued on page 51

AFFIDAVIT OF PUBLICATION

Printed for \$ _____

State of New Jersey
 Monmouth County

Karen Sun

Of the Lay Department of THE COURIER, a newspaper printed and published in Asbury Park in the County and State which being duly sworn, deposed and said that the statement of which the annexed is a true copy, has never published in the said newspaper in any form whatsoever on the day of March, A.D. 2015 and continuing to the date of _____

Sworn and subscribed before me this 6 day of March.

A.D. 2015
Karen Sun

Grantee Unique Appendices

CITY OF ASBURY PARK, NJ CONSOLIDATED HOUSING PLAN:

Quality Check Issues and City Response to IDIS Warnings

June 10, 2015

Warnings within IDIS should be addressed and eliminated as this could indicate that a required portion of the plan has not been submitted. However as noted below and in previous correspondence, some are quite difficult to figure out how to remedy. By adding this attachment, the City is addressing the errors and attempting to fix them.

- **Warning, NA-10: Housing Needs Assessment narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, NA-30: Disproportionately Greater Need discussion narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, NA-35: Public Housing section 504 narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, NA-40: Discription of rural homelessness is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, NA-40: Discription of the nature and extent of homelessness is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found

similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.

- **Warning, NA-45: Special Needs Assessment discussion narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-10: Housing Market Analysis Housing Units narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-15: Housing Market Analysis Housing Cost narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-20: Housing Market Analysis Housing Condition narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-25: Public and Assisted Housing narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-30: Homeless Facilities and Services narrative is blank.**
When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.

- **Warning, MA-35: Special Needs Facilities and Services narrative is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, MA-40: Homeless Needs Assessment narrative is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, SP-45: Strategic Plan Goals narrative is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, SP-55: Strategy to remove barriers to affordable housing is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, SP-60: Homelessness Strategy narrative is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, AP-20: Action Plan Goals narrative is blank.**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.
- **Warning, AP-60: Public Housing narrative is blank .**
 When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the

requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.

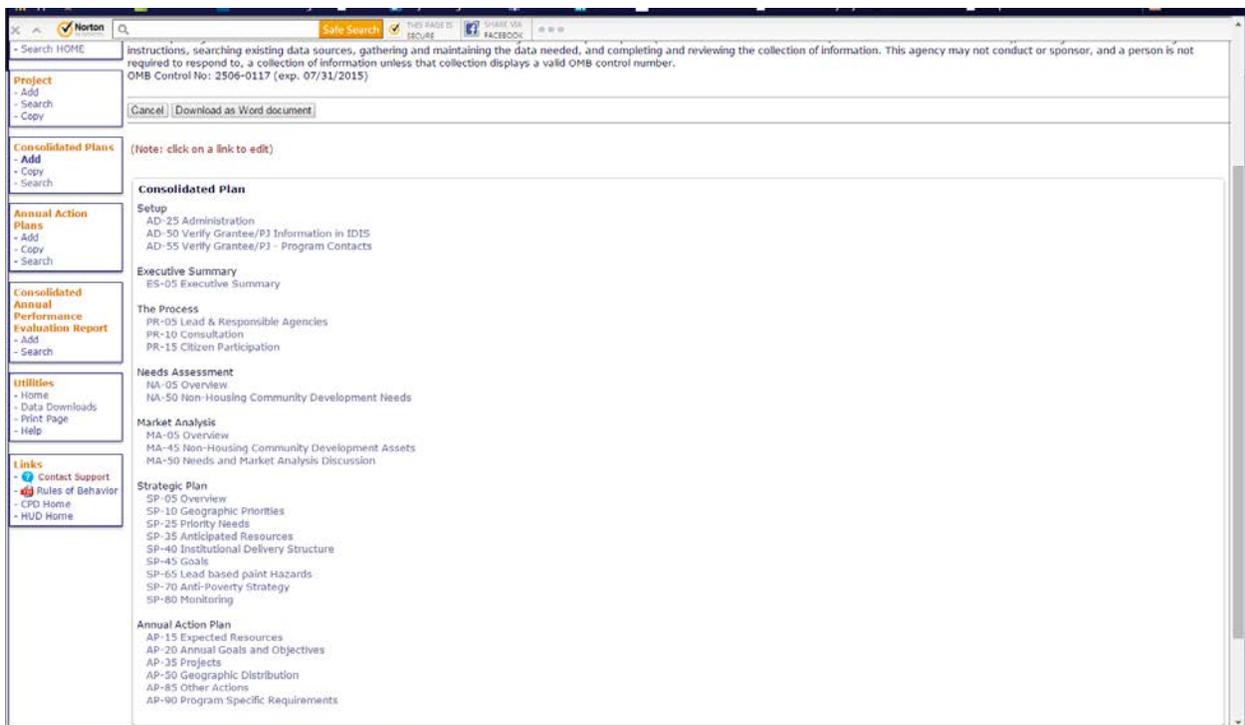
- **Warning, AP-65: Homeless and Other Special Needs Activities narrative is blank.**

When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.

- **Warning, AP-75: Barriers to Affordable Housing narrative is blank.**

When going to the associated section there is not a blank narrative section to input additional text. Discussions with Monmouth County and CDBG participating municipalities have also found similar situations, additional narrative requested but no associated text box to insert the requested text. This appears to be a technical programming error within IDIS that needs to be addressed by HUD.

To confirm this documentation, a screen shot of the IDIS menu for the City of Asbury Park is provided below:



Final Consolidated Plan

FY2015-2019

As Submitted to HUD via IDIS

May 2015