

**Substantial Amendment to the  
Monmouth County Community Development Office  
Annual Action Plans for Fiscal Year 2013**

The Monmouth County Office of Community Development has been designated as the lead agency for the preparation and submission of the County's Annual Action Plans for Community Development Programs, funded by the U. S. Department of Housing and Urban Development (HUD). Monmouth County submitted this Substantial Amendment to the Annual Action Plan for Fiscal Year 2013 to HUD on July 27,, 2015.

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

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

**PUBLIC COMMENT PERIOD:**

**The thirty day public comment period began on June 23,2015 and ended at midnight July 22,2015.  
The County received 0 comments from the public on this Amendment.**

The Public was notified that comments on the Substantial Amendment would be accepted by email to: Monmouth County Community Development Program, ATT: Sharon Rafter, Community Development Director to [communitydevelopment@co.monmouth.nj.us](mailto:communitydevelopment@co.monmouth.nj.us) or by fax: 732-308-2995.

The Substantial Amendment was made available on the Division of Planning page of the Monmouth County website at [www.visitmonmouth.com](http://www.visitmonmouth.com). Hard copies were available for review at the Office of Community Development, 2<sup>nd</sup> Floor, Hall of Records Annex, One East Main Street, Freehold, NJ, 07728.

No comments were accepted by telephone.

**SUBSTANTIAL AMENDMENT OVERVIEW:**

The Substantial Amendment allows for the programming of available funds to best meet current needs as identified in the 5-Year Consolidated Plan and Annual Action Plans. This Amendment increases allocations for two ongoing projects and allocates funds to undertake one new project. A summary of the changes is outlined below, followed by detailed information about each of the three projects.

**HOME Investment Partnership Program:**

The County is amending its FY 2013 Action Plan, allocating \$710,225 funds currently slated within the consolidated plan as un-allocated.

**Proposed New 2013 HOME Projects:**

**Allocation**

2013	Springwood Avenue Associates, Renaissance Village. Springwood Ave, Asbury Park	\$ 533,605
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**Changes to FY2013 HOME Funded Projects:**

**Prior Allocation**

**Funding  
Change**

**% Change in  
Allocation**

2013	Coastal Habitat for Humanity 5 DeWitt Avenue, Asbury Park	\$114,105.74	\$133,603.00	117.09%
2013	FY2013 First Time Homebuyers Program	\$31,579.00	\$43,017.00	136.22%

HOME New Project Listings — Table 3c – Revised 6/4/15 to reflect Substantial Amendment Allocations

Table 3C - Revised  
Consolidated Plan Listing of FY 2013 Projects

<b>Jurisdiction's Name</b> COUNTY OF MONMOUTH		<b>Program</b>		
<b>Sub-grantee's Name</b> Springwood Avenue Associates		COMMUNITY DEVELOPMENT <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	ESG <input type="checkbox"/>
<b>Priority Need</b> Affordable Housing		<b>National Objective Code:</b> NA		
<b>Project Title:</b> Renaissance Village Phase 1		<b>Objective category:</b> <input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
		<b>Outcome category:</b> <input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability
<b>Description</b> HOME funds will be used towards the development of Renaissance Village, to provide 4 affordable rental units within a 64 unit development.		<b>Specific Objective</b> Not Applicable		
<b>Location:</b> Springwood Avenue, Asbury Park NJ		<b>CDBG-Eligible Service Area:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Census Tract #: NA Block Group #: NA
<b>Objective Number</b> SL – 1.1	<b>Project ID</b>		<b>Funding Sources</b>	
<b>HUD Matrix Code</b> 03A	<b>CDBG Citation</b> 570.201(c)		<b>CDBG</b>	
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC		<b>ESG</b>	
<b>Start Date (mm/dd/yyyy)</b> 07/01/2015	<b>Completion Date (mm/dd/yyyy)</b> 7/31/2016		<b>HOME</b> \$533,605.00	
<b>Performance Indicator</b> Persons	<b>Annual Units</b> 4		<b>HOPWA</b>	
<b>Local ID</b> G-16-56-895-130-205	<b>Units Upon Completion</b> 4		<b>Total Formula</b>	
		<b>Prior Year – CDBG Funds</b>		
		<b>Assisted Housing</b>		
		<b>PHA</b>		
		<b>Other Funding</b>		
		<b>Total</b>		\$533.605.00

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

Located on the west side of South Main Street along the Springwood Avenue corridor in Asbury Park, the Renaissance Village project encompasses three sites that have sat vacant for many years. A total of 64 units will be created of which 63 will be affordable to households with incomes at or less than 60% of the area's median income. The project will have 2 building types and apartment building type and townhouses. The multi-family building will be a 32 unit four-story building with approximately 1,325 square feet of retail space, 950 square feet of office space, and 1,250 square feet of resident community space. In addition 4 townhouse buildings will be constructed each containing eight dwelling units.

The project site stands just outside the downtown area of Asbury Park and adjacent to the Asbury Park Transportation Center. The applicant Springwood Avenue Associates, L.P. will be responsible for site acquisition, preparing plans and specifications, securing contractors, monitoring construction, marketing and tenant selection. Springwood Avenue Associates has requested \$533,605 in funding which would go towards the cost of constructing four of the rental units.

**Table 3C – Revised  
Consolidated Plan Listing of FY 2013 Projects**

<b>Jurisdiction's Name</b>		<b>Program</b>		
COUNTY OF MONMOUTH		COMMUNITY DEVELOPMENT <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	ESG <input type="checkbox"/>
<b>Sub-grantee's Name</b>	Coastal Habitat for Humanity			
<b>Priority Need</b>	Decent Housing			
<b>Project Title:</b>		<b>National Objective Code:</b>		
5 DeWitt Avenue		NA		
		<b>Objective category:</b>	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing
		<b>Outcome category:</b>	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability
			<input type="checkbox"/> Economic Opportunity	<input type="checkbox"/> Sustainability
<b>Description</b>		<b>Specific Objective</b>		
HOME funds will be used to construct a high quality, approximately 1,100 sq. ft. 3 bedroom, single-family detached home for sale to a HOME-eligible buyer, with a preference towards a disabled veteran.		<ul style="list-style-type: none"> <li>•Address the increasing need for providing low- and moderate-income residents with an opportunity for <b>homeownership</b></li> <li>•Address the need to provide assistance for the production of <b>new, affordable rental and for-sale housing</b></li> </ul>		
<b>Location:</b>		<b>CDBG-Eligible Service Area:</b>		<b>Census Tract #:</b>
5 DeWitt Avenue, Asbury Park, NJ 07712		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		NA
				<b>Block Group #:</b>
				NA
<b>Objective Number</b>	DH – 1.1; DH – 1.3	<b>Project ID</b>	2014-15	
<b>HUD Matrix Code</b>		<b>CDBG Citation</b>	N/A	
<b>Type of Recipient</b>	Local Government	<b>CDBG National Objective</b>	N/A	
<b>Start Date (mm/dd/yyyy)</b>	07/01/2015	<b>Completion Date (mm/dd/yyyy)</b>	7/31/2016	
<b>Performance Indicator</b>	Households	<b>Annual Units</b>	1	
<b>Local ID</b>	G-16-56-895-130-203	<b>Units Upon Completion</b>	1	
		<b>Funding Sources</b>		
		<b>CDBG</b>		
		<b>ESG</b>		
		<b>2013 HOME HOPWA</b>	\$133,603.00	
		<b>Other Year – HOME Funds</b>	\$114,105.74	
		<b>Total Formula</b>	\$247,708.74	
		<b>Assisted Housing</b>		
		<b>PHA</b>		
		<b>Other Funding</b>		
		<b>Total</b>	\$247,708.74	

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

Coastal Habitat for Humanity requested a total of **\$247,708.74** in HOME funds to construct a high quality, affordable single-family detached home totaling 1,100 sq. ft. at 5 DeWitt Avenue in Asbury Park, NJ. The home will include 3 bedrooms, 2.5 baths plus all appliances and central air conditioning. Coastal Habitat for Humanity will be responsible for all aspects of development, as well as home buyer counseling and buyer selection.

Coastal Habitat will be working closely with the local chapter of Disabled American Veterans in the hopes of identifying a disabled Veteran to be the next homeowner. Coastal Habitat for Humanity was allocated \$114,105.74 in FY2014 funding. With the additional funding available, Coastal Habitat has already been allocated \$114,105.74 in 2014 HOME funding, and is now requesting an additional \$133,603.00 in funding to help the project move forward.

**Table 3C - Revised  
Consolidated Plan Listing of FY 2013 Projects**

<b>Jurisdiction's Name</b>  COUNTY OF MONMOUTH		<b>Program</b>		
		COMMUNITY DEVELOPMENT <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	ESG <input type="checkbox"/>
<b>Sub-grantee's Name</b>		<b>National Objective</b>		
<b>Priority Need</b> Decent Housing		<b>Code:</b> NA		
<b>Project Title:</b>  FY 2013 First-Time Home Buyers Program		<b>Objective category:</b>	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing
		<b>Outcome category:</b>	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability
			<input type="checkbox"/> Economic Opportunity	<input type="checkbox"/> Sustainability
<b>Description</b>  HOME funds will be used to assist qualified low-and-moderate income County residents purchase their first home			<b>Specific Objective</b>  •Address the need to provide assistance for the production of <b>new, affordable rental and for-sale housing</b>	
<b>Location:</b> County wide		<b>CDBG-Eligible Service Area:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Census Tract #:</b> NA
				<b>Block Group #:</b> NA
<b>Objective Number</b>	<b>Project ID</b>		<b>Funding Sources</b>	
<b>HUD Matrix Code</b>	<b>CDBG Citation</b> N/A		<b>CDBG</b>	
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> N/A		<b>ESG</b>	
<b>Start Date (mm/dd/yyyy)</b> 01/01/2015	<b>Completion Date (mm/dd/yyyy)</b> 12/31/2016		<b>2013 HOME HOPWA</b> \$43,017.00	
<b>Performance Indicator</b> Households	<b>Annual Units</b> 8		<b>Other Year – HOME Funds</b> \$31,579.00	
<b>Local ID</b> G-16-56-895-130-299	<b>Units Upon Completion</b> 8		<b>Total Formula</b> \$74,596.00	
			<b>Assisted Housing PHA</b>	
			<b>Other Funding</b>	
			<b>Total</b> \$74,596.00	

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

## **FY2013 FIRST-TIME HOME BUYERS PROGRAM**

Through the First-Time Home Buyers Program, the County partners with local lending institutions and non-profit organizations to provide grants in the form of interest-free deferred second mortgages for down payment assistance. This program provides lower income families assistance towards purchasing a home. The County has decided to allocate an additional \$43,017.00 to this program. This substantial amendment is necessary because the project allotment has increased by greater than 25% (percent change in allocation is 136%).

When combined with the previous allocation of \$31,579.00, the County hopes to assist 7 to 8 home buyers purchase their first home.