

Monmouth County Annual Action Plan

DRAFT FY 2021

4/1/2021

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Executive Summary

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

1. Introduction

The 2020-2024 Consolidated Plan describes and outlines community needs and determines local priorities for efficient use of public resources to assist low- and moderate-income residents of Monmouth County. It sets forth a five-year strategic plan consisting of actions and production targets to address community needs. The Consolidated Plan is augmented by annual Action Plans, which identify how Monmouth County will spend the public resources each year to meet the goals and priorities identified in the Consolidated Plan.

The 2021 Annual Action plan is the second year of the current five year Consolidated Planning period. This document delineates specific performance measures tracking annual progress on the goals established within the HUD approved 2020-2024 Consolidated Plan. The Monmouth County Office of Community Development is the lead agency for development and execution of each Annual Action Plan. The Monmouth County Annual Action plan outlines funding decisions for policy initiatives and community development programs for fiscal year 2021.

2. Summarize the objectives and outcomes identified in the Plan

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

Activities identified within the 2021 Annual Action Plan will continue to work towards implementing the goals outlined within the 2020-2024 Five Year Consolidated Plan.

The 2020-2024 Consolidated Plan highlighted the following

- Housing Cost Burdens: high rents, low vacancy rates, high valued owner occupied market
- Lack of available housing for special populations
- Limited Funding available to assist with the expanding housing needs of residents
- Rising land and infrastructure costs
- Challenges for low and moderate income renters
- Long wait lists for rental vouchers

Monmouth County allocates annual Community Development Block Grant, HOME Investment Partnership Grant, and Emergency Solutions grant funds towards; expanding and creating housing opportunities for low/moderate income households, encouraging improvements to public facilities, maintaining and expanding municipal infrastructure, supporting public services, assisting nonprofits who help LMI clientele, and furthering local economic development initiatives.

Additionally beginning in January 2021 Monmouth County began the expenditure of CDBG-CV and ESG- CV grant funds. These funds are allocated to projects that specifically prevent, prepare for and assist eligible households affected by the Coronavirus Pandemic.

3. Evaluation of past performance

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

The Office of Community Development continues to collaborate with other County offices, local municipalities, and non profits to ensure funded projects correspond with the overall goals of the County. At the end of each program year Monmouth County prepares its Consolidated Annual Performance Evaluation Report (CAPER) which is submitted to HUD within 90 days of the conclusion of the

program year. All CDBG (non profit) and ESG grant recipient submit monthly reports providing client counts and demographics. CDBG and HOME construction projects are monitored with monthly updates on the project status. These reports help to ensure accountability and confirm allocations are being spent efficiently and effectively.

Expended Grant funds provided the following accomplishments in FY2019 (April 1, 2019-June 30, 2020)

- Updated ADA accessibility at 4 County facilities
- Completed infrastructure improvements at 15 sites throughout the County.
- Helped 40 income qualified clients with home repairs
- provided down payment assistance to 33 first time home buyers
- Funded the construction of 5 rental units and two homeowner units.
- Funded administration of 8 non profits.
- Funded 8 commercial businesses facade improvements

Monmouth County is in line with projected five year outcomes outlined within the consolidated plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen engagement allows members of the community to be actively involved within the decision making process. Monmouth County developed a detailed Citizen Participation plan, outlining how residents 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:

- Outlines specific public hearing requirements;
- Identifies the Asbury Park Press and the Monmouth County website as primary information distribution points; Monmouth County Board of County

Commissioner Resolution 2021-0217 executed on March 25, 2021 directs County departments to publish advertisements in the Star Ledger instead of the Asbury Park Press

- 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.

The Monmouth County Board of Chosen Freeholders (now Monmouth County Board of County Commissioners) updated the Citizen Participation Plan in March of 2020 to allow for virtual public hearings under the following conditions: if national/local health authorities recommend social distancing and limiting public gatherings for public health reasons and virtual hearings provide reasonable notification and access for citizens to participate in the planning process.

5. Summary of public comments

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

30 day notices were posted prior to the public comment period which was held April 8-May 8 2021. Public comment period advertisements for this action plan were published within the Asbury Park Press and the Monmouth County Community Development Webpage (with translation services available). A virtual Public hearing was held on April 20, 2021.

Advertisements inviting public participation within the three grant committee meetings (CDBG, ESG, and HOME) were published within the Asbury Park Press and on the Monmouth County webpage.

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

To be addressed following the end of the public comment period.

7. Summary

Minutes of the public hearings as well as the written comments will be included as attachments to the final plan upon submission for HUD review.

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	MONMOUTH COUNTY	Division of Planning/Office of Community Dev.	
HOME Administrator	MONMOUTH COUNTY	Division of Planning/Office of Community Dev.	
ESG Administrator	MONMOUTH COUNTY	Division of Planning/Office of Community Dev.	

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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Director

Monmouth County Community Development Program

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

1. Introduction

Monmouth County Office of Community Development collaborates with municipal, county, state, and nonprofit agencies to ensure funding priorities are in line with current and emerging community development goals.

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

Monmouth County Office of Community Development has developed and updated 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. In conjunction with the Citizen Participation Plan, the Office of Community Development 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.

Additional activities the County Community Development office has completed enhancing coordination between numerous agencies is

- Executive Committee Membership in the Monmouth County Homeless System Collaborative
- Participation in the Monmouth County Fair Housing Committee
- Formation of a Community Development Steering Committee
- Participation in the development and continued updates of the Monmouth County Master 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.

The Monmouth County Office of Community Development partners with the Monmouth County Department of Human Services and other stakeholders (e.g. nonprofits, shelters, counseling services, etc.) seeking to end chronic homelessness within the County. The Monmouth County Homeless System Collaborative was established in 2014 to manage, coordinate, and oversee homeless planning activities throughout Monmouth County. Composed of key stakeholders in the community, the collaborative will remain a flexible board, capable of responding to the changing needs of the community. The Monmouth County Strategic Plan to End Homelessness was developed through input and collaboration from a multitude of community agencies. Encompassing major points of concern from local nonprofits and providers, this plan outlines targeted strategies the Monmouth County community can pursue to effectively end homelessness. The planning timeline remains dynamic enabling Monmouth County to respond to the changing landscapes of federal funding and program regulations

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

Formerly known as the Comprehensive Emergency Assistance System, the Monmouth County Homeless System Collaborative (HSC) was created for the management and oversight of homeless planning activities in Monmouth County. The HSC Executive Committee has adopted the funding priorities for the FY2021 COC application cycle, recognizing CoC funding stream is one of the few funding sources available to create new permanent housing opportunities.

1. Leveraging: The Executive Committee would like to see programs effectively utilize a variety of funding sources for project implementation.
2. Permanent Housing: Projects will be prioritized that provide permanent housing to the chronically homeless population using a housing first model keeping in line with established federal goals.
3. Target Populations: Priority to projects that provide permanent housing to chronically homeless.

Emergency Solutions Grant Activities are carried out by sub-recipient, non-profit organizations that provide shelter, essential services, and homelessness prevention services. Staff from the Department of Human Services, Planning, and Contracting, and citizens participates within this committee. The Emergency Solutions Grant Project Review Committee reviews applications, and recommends projects to the Monmouth County Board of County Commissioners for funding. Members of the executive committee of the Homeless Solutions Collaborative reviewed ESG-CV application submissions.Â

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Monmouth County Division of Planning
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Office of Community Development and the Monmouth County Division of Planning participated/collaborated within the Monmouth County Master Planning process. Monmouth County Division of Planning staff was integral in the analysis of issues to include within the annual plan. Improved coordination with Planning Division Documents can assist in efficient distribution of HUD funds and to ensure corresponding goals across all levels of planning.</p>
2	<p>Agency/Group/Organization</p>	<p>Monmouth County Division of Social Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Department of Human Services sits on the CDBG, HOME, and ESG project selection committee.
3	Agency/Group/Organization	Monmouth County Health Department
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

4	Agency/Group/Organization	Monmouth County Division of Economic Development
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	TOWNSHIP OF ABERDEEN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
6	Agency/Group/Organization	BOROUGH OF ALLENHURST
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
7	Agency/Group/Organization	BOROUGH OF ALLENTOWN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
8	Agency/Group/Organization	BOROUGH OF ATLANTIC HIGHLANDS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
9	Agency/Group/Organization	BOROUGH OF AVON BY THE SEA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
10	Agency/Group/Organization	BOROUGH OF BRADLEY BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
11	Agency/Group/Organization	BOROUGH OF BELMAR
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
12	Agency/Group/Organization	BOROUGH OF BRIELLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
13	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 Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
14	Agency/Group/Organization	BOROUGH OF DEAL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
15	Agency/Group/Organization	BOROUGH OF ENGLISHTOWN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
16	Agency/Group/Organization	BOROUGH OF EATONTOWN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
17	Agency/Group/Organization	BOROUGH OF FAIR HAVEN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
18	Agency/Group/Organization	BOROUGH OF FARMINGDALE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
19	Agency/Group/Organization	BOROUGH OF FREEHOLD
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
20	Agency/Group/Organization	TOWNSHIP OF FREEHOLD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
21	Agency/Group/Organization	TOWNSHIP OF HAZLET
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
22	Agency/Group/Organization	BOROUGH OF HIGHLANDS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
23	Agency/Group/Organization	TOWNSHIP OF HOLMDEL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
24	Agency/Group/Organization	BOROUGH OF KEANSBURG
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
25	Agency/Group/Organization	BOROUGH OF KEYPORT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
26	Agency/Group/Organization	BOROUGH OF LAKE COMO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
27	Agency/Group/Organization	BOROUGH OF LITTLE SILVER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
28	Agency/Group/Organization	BOROUGH OF LOCH ARBOUR
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
29	Agency/Group/Organization	Township of Manalapan
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
30	Agency/Group/Organization	Borough of Manasquan
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
31	Agency/Group/Organization	TOWNSHIP OF MARLBORO
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
32	Agency/Group/Organization	Borough of Matawan
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
33	Agency/Group/Organization	TOWNSHIP OF MILLSTONE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
34	Agency/Group/Organization	BOROUGH OF MONMOUTH BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
35	Agency/Group/Organization	BOROUGH OF NEPTUNE CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
36	Agency/Group/Organization	TOWNSHIP OF NEPTUNE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
37	Agency/Group/Organization	Ocean Township
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
38	Agency/Group/Organization	BOROUGH OF OCEANPORT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
39	Agency/Group/Organization	BOROUGH OF RED BANK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
40	Agency/Group/Organization	BOROUGH OF ROOSEVELT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
41	Agency/Group/Organization	BOROUGH OF RUMSON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
42	Agency/Group/Organization	BOROUGH OF SEA BRIGHT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
43	Agency/Group/Organization	BOROUGH OF SEA GIRT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
44	Agency/Group/Organization	BOROUGH OF SHREWSBURY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
45	Agency/Group/Organization	TOWNSHIP OF SHREWSBURY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
46	Agency/Group/Organization	BOROUGH OF SPRING LAKE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
47	Agency/Group/Organization	Borough of Spring Lake Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
48	Agency/Group/Organization	BOROUGH OF TINTON FALLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
49	Agency/Group/Organization	BOROUGH OF UNION BEACH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
50	Agency/Group/Organization	TOWNSHIP OF UPPER FREEHOLD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
51	Agency/Group/Organization	TOWNSHIP OF WALL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
52	Agency/Group/Organization	BOROUGH OF WEST LONG BRANCH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
53	Agency/Group/Organization	ASBURY PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the HOME consortium
54	Agency/Group/Organization	MIDDLETOWN TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the HOME consortium
55	Agency/Group/Organization	LONG BRANCH
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the HOME consortium
56	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 Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participant within the CDBG & HOME consortiums
57	Agency/Group/Organization	Monmouth County Fair Housing Board
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members were active participants in the Analysis of Impediments to Fair Housing and the market analysis.

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

No specific agency types were not consulted

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Monmouth County Social Services	Increase affordable housing options, end chronic homelessness
Monmouth County Master Plan	Monmouth County Division of Planning	Corresponding goals to make the most efficient expenditures of funding. CDBG applicants are required to outline how the proposed project corresponds with Master Plan Goals
MCWorkforce Invest Board Strategic Plan	Monmouth County	Corresponding goals to make the most efficient expenditures of funding. Provide services that increase economic opportunities and reduce or prevent poverty
Monmouth County CEDS	Monmouth County Office of Economic Development	Corresponding goals to make the most efficient expenditures of funding

Table 3 – Other local / regional / federal planning efforts

Narrative

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As outlined with in the Citizen Participation Plan all meetings are advertised in a regional paper with at least 15 days notice. Due to the Covid-19 Pandemic all meetings were held virtually through Web-EX teleconferencing service.

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)
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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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and</p>	<p>9/9/2020</p> <p>Virtual Meeting, FY2021 CDBG Grant Application Meeting. Advertised both in the paper and on the Community Development Web Page.</p>	<p>no public comments were submitted</p>	<p>Annual Action Plan 2021</p>	

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and</p>	<p>Newspaper display Advertisement for 9/9/2020 virtual public hearing and how the public can submit commentary. Advertisement was published</p> <p>8/21/2020</p>	<p>no public comments were submitted</p>	<p>Annual Action Plan 2021</p>	

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 Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and</p>	<p>9/18/2020</p> <p>Virtual Public Hearing to review the FY2021 Emergency Solutions Grant Submissions. This public hearing was advertised in both the Asbury Park Press and the Community</p>	<p>no public comments were submitted</p>	<p>Annual Action Plan 2021</p>	

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	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and</p>	<p>Newspaper display Advertisement for 9/18/2020 virtual public hearing and how the public can submit commentary. Advertisement was published 8/28/2020</p>	<p>no public comments were submitted</p>	<p>Annual Action Plan 2021</p>	<p>57</p>

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)
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public</p>	<p>3/24/2021</p> <p>Virtual Public meeting to reorganize the FY2022 Community Development Block Grant Committee. This public meeting was advertised in both the Asbury Park Press and the Commu</p>	<p>Web-Ex service proved difficult to access. Meetings should also be advertised on the Planning Board Calendar.</p>	<p>Annual Action Plan ar. 2021</p>	<p>https://www.co.monmouth.nj.us/documents/24/FY2021_CDBG_reorg.pdf</p>

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)
6	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language:</p> <p>Spanish, other if needed</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Newspaper advertisement advertising the CDBG Committee meeting of 3/24/2021</p> <p>Published in the Asbury Park Press 3/2/2021.</p>	<p>Annual Action Plan 2021</p>		

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)
7	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and</p>	<p>Annual Action Plan placed on the Monmouth County Office of Community Development Web Page 4/1/2021</p>	<p>Annual Action Plan 2021</p>		60

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Grant allocations for FY2021 are as follows

CDBG \$2,670,583

HOME \$1,524,126

ESG \$214,370

Funds will be used to address obstacles in meeting underserved needs, foster decent housing opportunities, improve neighborhoods, reduce the number of homeless, and continue to enhance coordination between public, private, and non-profit agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report published at the conclusion of FY2020 expenditures.

Please note these are the official budgets released by HUD in February 2021. When determining project allocations, each grant committee ranks project submissions using FY2020 grant amounts as a projected grant amount. Once final grant amounts are announced, project funding amounts are amended in line with the finalized grant allocations. Any increase in the County's entitlement allocation shall be allocated to the next projects in order up to the maximum recommended by the committee.

Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative
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	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	Description
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,670,583	40,000	0	2,710,583	8,011,749	Anticipated program income stream is dependent on repayment of housing improvement program loans. Homeowners are required to repay the full amount of assistance if home is sold prior to expiration of established affordability period.

2021

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,524,126	30,000	0	1,554,126	4,572,378	Anticipated program income stream is dependent on repayment of First Time Homebuyer program downpayment assistance. Homeowners are required to repay amount of assistance if home is sold prior to expiration of established affordability period.

Annual Action Plan

2021

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	214,370	0	0	214,370	643,110	Classified as HESG within the IDIS reporting system

Table 2 - 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 improvements, low income tax credits, 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. Monmouth County HOME Grant committee seeks to allocate public funds to projects that can leverage additional public or private funding, or complement investments already committed.

Required ESG match is to be provided by the State of New Jersey SSH (Social Services for the Homeless) funding. Additionally Monmouth County owns and operates two homeless shelter facilities and provides allocated funds towards annual operations.

CDBG funds do not require match, municipalities generally leverage allocated CDBG funds by providing 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

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

Monmouth County owns two properties currently in use as homeless shelters/transitional housing facilities. Both of these facilities apply for funding through the emergency solutions grant program to expand and sustain services provided. These facilities serve a vital role in the County's homeless services provider system helping residents transition out of homelessness. The new Monmouth County homeless shelter located on the former Fort Monmouth property opened in November 2019. The 4,500 foot facility offers temporary housing and counseling for up to 30 days per resident while they search for more permanent resources. According to the shelter director, during the facility's construction, the county surveyed how many men versus women were referred to the shelter in the last several years. They then used that data to determine number and type of beds to include within the facility.

Linkages, a transitional housing facility, has the capacity to house and provide services to 29 families (approximately 100 individuals). The facility, a 10 acre site located in Tinton Falls, consists of renovated motels, cottages, townhouses, and apartments. The Linkages facility provides homeless families with the training and support through intensive programming whose goals is to lead at risk households seeking assistance towards independent living. Linkages provide services from 18-24 months.

Discussion

Monmouth County will continue to use the received federal entitlement funds for the benefit of all residents. The county will continue to evaluate projects and expenditures to determine that allocated federal 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	Rental Housing Affordability	2020	2024	Affordable Housing	Monmouth County	Housing Supply and Strategy	HOME: \$675,000 ESG: \$75,403	Rental units constructed: 3 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expand Homeownership Opportunities	2020	2024	Affordable Housing	Monmouth County	Housing Supply and Strategy	HOME: \$696,714	Homeowner Housing Rehabilitated: 3 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
3	Improve Local Infrastructure	2020	2024	Non-Housing Community Development	Monmouth County	Infrastructure Improvements	CDBG: \$860,552	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6085 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facility Improvements	2020	2024	Non-Housing Community Development	Monmouth County	Public Facility Improvements	CDBG: \$516,399	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14045 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8500 Households Assisted
5	Housing Rehabilitation	2020	2024	Affordable Housing	Monmouth County	Housing Supply and Strategy	CDBG: \$531,445	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Expansion of Public Services	2020	2024	Non-Housing Community Development	Monmouth County	Expansion of Public Services	CDBG: \$228,071 ESG: \$122,890	Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Affordability
	Goal Description	Increase rental opportunities for income qualified, low-moderate income households in Monmouth County through rental assistance and construction/rehabilitation of affordable rental units.
2	Goal Name	Expand Homeownership Opportunities
	Goal Description	Increasing homeownership opportunities for income qualified low to moderate income households within Monmouth County through construction of units made available to income qualified homebuyers and the first time homebuyer program.
3	Goal Name	Improve Local Infrastructure
	Goal Description	Monmouth County contracts with municipalities and non profits to assist (HUD designated) low and moderate income concentrated neighborhoods with improvements to public infrastructure e.g. sewerage system improvements, ADA accessibility, sidewalk improvements,
4	Goal Name	Public Facility Improvements
	Goal Description	Increasing homeownership opportunities for income qualified low to moderate income households within Monmouth County through construction of units made available to income qualified homebuyers and the first time homebuyer program.
5	Goal Name	Housing Rehabilitation
	Goal Description	Funding is allocated to income qualified home owners to make improvements to their homes.

6	Goal Name	Expansion of Public Services
	Goal Description	Funding is granted to non profit organizations that provide services to various Monmouth County populations: homeless, domestic abuse victims, homeless youth, health services, addiction services, etc.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The programs administered by the Monmouth County Office of Community Development provide financial resources addressing a diverse range of community development and housing projects

- Homeownership Assistance;
- Construction or rehabilitatio of public infrastructure;
- Removal of architectural barriers;
- Loans or grants to businesses;
- Constructin of new housing (rental and homebuyer)
- Assistance to homeless persons and families

Projects funded through FY2021 grant allocatiosn aim to accomplish the following: increase affordable housing opportunities for both renters and homeowners, continue to improve public servi ces that assist at-risk populations, assist local municipalities wiht improving infrastructure within (HUD qualified) low moderate income neighborhoods, continue to provide to facilities that assist the homeless

#	Project Name
1	2021 First Time Home Buyers Program
2	Fair Housing Activities/HOME administration
3	Tenant Based Rental Assistance
4	Constrution of Housing
5	2021 Home Repair Program
6	Municipal public facility projects.
7	Public Services
8	Public Infrastructure Improvmeents
9	ESG 2021 Projects
10	Program Administartion

Table 4 – Project Information

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

Monmouth County has established 3 separate committees to review applications for each round of grant funding. Each committee is staffed by individuals who are versed in the issues each applicant plans to address with requested funding. Applications for funding were evaluated at both the place and county level to determine the most efficient use of funds and how to assist the largest populations. A continued obstacle to addressing underserved needs is the expectation to help more people with fewer funds combined with the rising costs of materials

AP-38 Project Summary

Project Summary Information

1	Project Name	2021 First Time Home Buyers Program
	Target Area	Monmouth County
	Goals Supported	Expand Homeownership Opportunities
	Needs Addressed	Housing Supply and Strategy
	Funding	HOME: \$180,000
	Description	Providing income qualified residents with opportunities for home ownership through direct down payment assistance. NOTE this amount is estimated and will be finalized after the April 8th HOME grant meeting.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Evaluating previous year expenditures the Community Development Office estimates assisting 20-25 income eligible households during the course of FY2021 grant expenditures.
	Location Description	Households granted downpayment assistance through the First Time Homebuyer Program will be located throughout Monmouth County.
Planned Activities	Through the First Time Home Buyer Program, Monmouth County partners with local lending institutions and non-profit organizations to provide grants in the form of interest-free deferred second mortgages for down payment assistance. This program affords lower-income households assistance towards purchasing a home	
2	Project Name	Fair Housing Activities/HOME administration
	Target Area	Monmouth County

Goals Supported	Rental Housing Affordability Expand Homeownership Opportunities Expansion of Public Services
Needs Addressed	Housing Supply and Strategy Administration Planning and Management Strategy
Funding	HOME: \$152,412
Description	Administrative activities that promote fair housing choice for Monmouth County residents. This falls within the allocated administrative cap established by HUD. Payment of salaries, indirect costs fringe benefits and other administrative costs.
Target Date	12/31/2022
Estimate the number and type of families that will benefit from the proposed activities	On average the fair housing office handles approximately 10 calls a month requesting assistance with housing issues. The highest numbers of calls have been linked to financial discrimination including credit issues, perceived unfair rent increases, excessive late charges, utility arrears, bankruptcy, and lack of security deposits. HOME funds will be used to pay the salaries and fringe of benefits for staff and other costs association with the administration of the County's HOME and Fair Housing programs.
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 handles discrimination complaints and directs them to programs or official offices that can address their complaint. 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 Fair Housing office works closely with local lending institutions, helping to stem the tide of predatory lending with credit workshops for county residents. The Fair Housing Board sponsors a Fair Housing poster contest. Open to all sixth grade students in Monmouth County, the purpose of the contest is to educate children on the meaning of fair housing. Each year 25 winners are selected out of hundreds of entries which are subsequently turned in the Monmouth County Fair Housing Calendar. Each winner is awarded with a savings bond at an awards reception held in April honoring National Fair Housing month.</p>
3	Project Name	Tenant Based Rental Assistance
	Target Area	Monmouth County

	Goals Supported	Rental Housing Affordability
	Needs Addressed	Housing Supply and Strategy
	Funding	HOME: \$150,000
	Description	Monmouth County Social Services provides assistance to income qualified residents to pay monthly rent for a specified period of time. NOTE this allocation is estiamted and will be finalize after the April 8th HOME grant application meeting
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	When compared to previous years assistance, the County estimates assisting 20 households maintain rental housing.
	Location Description	Tennant Based Rental assistance is provided to residents residing throughout Monmouth County. Leases are kept on file
	Planned Activities	Providing funds to help low income individuals find stable housing opportunities. The TBRA program allows individual households the opportunity to afford market-rate units within Monmouth County. This subsidy provides two years of rental assistance helping the household attain self-sufficiency.
4	Project Name	Constrution of Housing
	Target Area	Monmouth County
	Goals Supported	Rental Housing Affordability Expand Homeownership Opportunities
	Needs Addressed	Housing Supply and Strategy

	Funding	HOME: \$1,071,714
	Description	Providing stop-gap funding subsidies to non profit and for profit developers towards the construction or rehabilitation of affordable for-sale and rental housing units for income qualified Monmouth County residents. NOTE this amount is estiamted and will be finalized after the April 8th HOME grant meeting
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Specific unit counts will be included after the the seven applicants for funding are considered at the April 8th HOME grant meeting. Goal Outcomes are estiamtes and will be updated.
	Location Description	Specific locations will be included after the seven applicants for funding are considered at the April 8th HOME grant meeting.
	Planned Activities	
5	Project Name	2021 Home Repair Program
	Target Area	Monmouth County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Supply and Strategy
	Funding	CDBG: \$580,420
	Description	Provide financial assistance to income qualified homeowners to make needed improvements to owner occupied units. This grant allocation covers both construction and management costs for the Monmouth County Home Repair Program.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Any program income receipted through home sales from the County's previous programs will be allocated to the Home Repair Program. On average this program provides assistance to 35 income qualified homeowners a year
	Location Description	The Housing Repair Program is open to all income eligible clients residing in owner-occupied dwelling units within Monmouth County. The program excludes those residing in Asbury Park, Long Branch, or Middletown as they receive their own CDBG grant allocations.
	Planned Activities	This program provides limited financial assistance for emergency repairs, code compliancy and accessibility modifications to eligible income qualified homeowners including the elderly and the disabled. This program is open to owner-occupied dwelling units only. Maximum funding per homeowner is up to \$10,000 for major repairs and \$5,000 for minor repairs. Major emergency repairs are limited to those issues that affect the habitability of a home such as lack of running water, electricity, or heating/cooling. Minor repairs are intended to prevent further deterioration of a structure or system which if not corrected could eventually lead to more extensive and/or major repair work. Barrier free modifications allow persons with disability to function more independently
6	Project Name	Municipal public facility projects.
	Target Area	Monmouth County

Goals Supported	Improve Local Infrastructure Expansion of Public Services
Needs Addressed	Expansion of Public Services Public Facility Improvements
Funding	CDBG: \$500,036
Description	Funding is allocated to non profit or municipal applicants for improvements to facilities that benefit the overall quality of life for local residents. e.g. parks, public access points, libraries, municipal buildings, etc.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>All population estimates are calculated from the most recent ACS data releases.</p> <ul style="list-style-type: none"> • Improved accessibility to the Avon by the Sea library facility will provide improved accessibility to all residents: 465 residents are low/mod and 1,340 residents are non low mod. • The Millstone ADA Playground Improvements will help an estimated 385 low/mod residents and 2000 non low/mod residents. • The Sea Girt ADA Improvements will provide improved accessibility to municipal facilities for all residents. This project will help an estimated 585 low/mod residents and 1,680 non low mod residents.

	Location Description	<ul style="list-style-type: none"> • Avon by the Sea Library: Fifth and Garfield Avenues, Avon by the Sea • Millstone Park: 4 Red Valley Road Millstone • Sea Girt Library 321 Baltimore Blvd, Sea Girt, NJ
	Planned Activities	<ul style="list-style-type: none"> • Improved accessibility to the Avon by the Sea library facility will provide improvement accessibility to all residents. Currently the main floor of the facility is only accessible by multi-level stairs. By adding an exterior platform lift to the building will allow expanded access for a wide range of physical and digital resources for municipal residents. • The new ADA accessible playground in Millstone Township will provide inclusive play spaces bringing together people of all ages and municipalities. • Sea Bright plans to remove architectural barriers at local municipal facilities improving accessibility for residents.
7	Project Name	Public Services
	Target Area	Monmouth County
	Goals Supported	Expansion of Public Services
	Needs Addressed	Expansion of Public Services
	Funding	CDBG: \$228,071

Description	<p>Funding is allocated to non-profits who assist specific populations in Monmouth County (e.g. children within the foster care system, health centers, seniors, etc.).</p> <p>The CDBG committee determined a maximum cap when voting and ranking projects of 20% of the CDBG funding allocations will be specifically designated for non-profits.</p>
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>According to submitted applications</p> <ul style="list-style-type: none"> • Parker Family Health Center Clinic serves as the "medical home" for approximately 1,000 patients and 2,257 total visits • CASA advocated for 223 children and helped 72 find permanency • Caregivers volunteers assists 200+ homebound seniors anlynual • Assistance to 8 special needs adults
Location Description	<ul style="list-style-type: none"> • CASA 400 State Route 34, Colts Neck • Parker Family Health Center: 211 Shrewsbury Avenue Red Bank • Caregiver Volunteers 61 Georgia Road Freehold • Allaire Commuity Farm 1923 Bailey's Corner Road Wall Township, NJ 07719

	Planned Activities	<p>FY 2021 CDBG costs has been allocated to cover the following</p> <ul style="list-style-type: none"> • CASA for Children of Monmouth County: Administrative Costs to recruit, screen, training, and support of community volunteers • Parker Family Health Center: Nursing staff Personnel Costs for Community Wellness Team • Caregiver Volunteers of Central New Jersey: Administrative costs to assist home bound seniors in 29 Monmouth County towns. • Allaire Community Farms: Funds will allow for the hiring of a certified teacher and skill instructor to work with special needs adults. Additionally modifications to the existing environment will be included to ensure compliance with CoVid-19 restrictions.
8	Project Name	Public Infrastructure Improvements
	Target Area	Monmouth County
	Goals Supported	Improve Local Infrastructure
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$867,940
	Description	Assist low and moderate income neighborhoods with public infrastructure improvements. Projects funded through the FY2021 CDBG allocations include road improvements, sidewalk improvements, and ADA ramp improvements.
	Target Date	12/31/2023

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Proposed FY2021 infrastructure activities are slated to benefit approximately 13,680 County residents of which 6,085 qualify as low/moderate income. These improvements will help both permanent residents of the community but also seasonal travelers.</p>
	<p>Location Description</p>	<ul style="list-style-type: none"> • Freehold Borough: Ford Avenue • Highlands Borough: Marine Place West • Neptune City: Steiner, Riverdale, Third, Locust, and Summerian Place • Red Bank: 80-90 Tilton Avenue • Howell Township Location to be determined

	Planned Activities	<p>Freehold Borough: . The Scope of work includes roadway resurfacing, replacment of sidewalks, installation of ADA compliant ramps with detectable warning surfaces, installation of vertical curbing, intallation of traffic stripes and markings; and installation of regulatory and warning signs.</p> <p>Highlands Borough: Construction of an elevatiated pedestrian walkway along Marine Place West. This project includes the addition of handicap accessibel ramps, as well as bench, bike rack, and othe ramedities along the unimproved public waterfongt. The existing asphalt path is deteroiriated makign it a danger to pedstrians.</p> <p>Neptune City: Replacement of sidewalks, curbs, and installation of ADA ramps within income eligible Neptune City neighborhoods. This pedestrian route includes nearby schools, parks and shopping centers for local residents. This will help the city progress towards full ADA compliance</p> <p>Red Bank: Rehabilitation and ADA repairs of Montgomery Terrace an affordable housing structure operated by the Red Bank Housing Authority. The scope of work includes repair and replacmeent of all damaged sidewalks, curbing, stairs, landings, and railings as well as the repaving of the existing parking lot.</p> <p>Howell Township: ADA street improvments.</p>
9	Project Name	ESG 2021 Projects
	Target Area	Monmouth County

Goals Supported	Rental Housing Affordability Expansion of Public Services
Needs Addressed	Expansion of Public Services Homeless strategy Administration Planning and Management Strategy
Funding	ESG: \$214,370
Description	Projects funded with the FY2021 Emergency Solutions Grant Program will provide services and housing stability opportunities to low income individuals, households, and the homeless.
Target Date	8/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The applications chosen for the FY2021 round of funding help approximately 1,200 extremely low income individuals.
Location Description	<ul style="list-style-type: none"> • Asbury Park: Winifred Canright House • Mental Health Association: 106 Apple Street Tinton Falls • Tinton Falls: Linkages • Monmouth County Homeless Shelter: Oceanport • Rapid Rehousing: Throughout Monmouth County

	Planned Activities	<p>Current Activities slated for FY2021 Emergency Solutions Grant funding include</p> <ul style="list-style-type: none"> • Administrative Costs: Monmouth County Homeless Shelter • Administrative costs: Linkages Transitional Housing Facility • Winifred Canright House: Emergency shelter services for individuals with mental, physical disabilities • Rapid Re-housing/Homeless Prevention Programs • Administrative Costs for the Housing Navigation Program • HMIS Administration.
10	Project Name	Program Administration
	Target Area	Monmouth County
	Goals Supported	<p>Rental Housing Affordability Expand Homeownership Opportunities Improve Local Infrastructure Public Facility Improvements Housing Rehabilitation Expansion of Public Services</p>
	Needs Addressed	<p>Housing Supply and Strategy Expansion of Public Services Infrastructure Improvements Public Facility Improvements Homeless strategy Economic Development Administration Planning and Management Strategy</p>

Funding	CDBG: \$534,116
Description	Payment of salaries, indirect costs, fringe benefits, and other administrative costs associated with the HUD grant programs.
Target Date	12/31/2022
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

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.

Geographic Distribution

Target Area	Percentage of Funds
Monmouth County	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Monmouth County CDBG consortium includes 49 of the 53 county municipalities. Three municipalities (Asbury Park, Long Branch, and Middletown) are qualified (due to population and/or poverty thresholds) to receive grants directly from HUD. Howell meets the population threshold to receive CDBG funding directly from HUD. Monmouth County is classified as an urban county since the combined population within consortium participating municipalities, amounts to greater than 200,000 residents. Furthermore, the county's CDBG consortium municipalities meet the regulatory requirements to be classified as an Exception Criteria County, meaning less than ¼ of the populated Census Block Groups within the county's CDBG consortium municipalities contain 51% or more low-to-moderate income persons. Due to this classification, all area benefit projects (excluding ADA accessibility improvements) must be located in block groups whose low and moderate-income population is above the HUD-established criteria of 38.9% all fifty-three Monmouth County municipalities participate within the HOME consortium.

Discussion

When examining project applications, the committees for each HUD grant 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

Affordable Housing

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

Introduction

Monmouth County will use all three HUD grant allocations to promote and expand affordable housing, increasing the overall supply of safe affordable units for all residents. The 2021 Emergency Solutions Grant Program allocates funds to fund shelter operations and street outreach as well as provide Rapid Rehousing vouchers to help return people experiencing or at risk of homelessness to gain housing stability. 2021 HOME funds are intended to be allocated towards tenant based rental assistance vouchers, the construction of new affordable units (rental and homebuyer), first time homebuyer down payment assistance, and rehabilitation of existing units. CDBG funds are allocated towards the rehabilitation of owner occupied units through the Monmouth County Housing Repair Program. It is anticipated that there will be a potential increase in rental assistance through ESG and HOME grant programs due to the pandemic eviction moratoriums ending in FY2021.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	100
Special-Needs	10
Total	310

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	5
Rehab of Existing Units	60
Acquisition of Existing Units	25

One Year Goals for the Number of Households Supported Through	
Total	140

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

Discussion

There is a significant need for affordable housing with the Consortium communities. The following financial assistance will be available to income qualified households:

- Up to a \$10,000 grant to homeowners to for one major or minor repair to their homes. This includes grants to individuals who need alterations to make their homes more accessible
- \$10,000 downpayment assistance to First Time Homebuyers
- Funding towards the production of new affordable units (determined after the April 8th HOME grant award committee meeting)

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

Introduction

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

Public Housing agencies are advised when applications for CDBG and HOME funds are available. HUD announced CARES act funding will provide to several Monmouth County Housing Authorities to assist in making subsidized housing more available during the current health pandemic. Red Bank Housing Authority, Middletown Township Housing Authority, and Monmouth County Public Housing Authority all received allocations to expand resources to residents and voucher holders. Physical accessibility remains an important concern among seniors and public housing residents with mobility issues Montgomery Terrace, owned by the Red Bank Housing Authority is receiving FY2021 CDBG funds to address safety and pedestrian accessibility at the facility.

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

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 financial assistance is currently being provided to troubled housing agencies from the County.

Discussion

Despite changes in numbers in terms of number of vouchers, and public housing units 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 overarching goals for assisting the homeless population:

- Increasing the number of homeless households moving into permanent housing.
- Increasing the range and 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, and discharge planning, and education and advocacy. This multi-pronged approach was established with input from the Homeless Systems Collaborative, a group of participating organizations who provide essential services to homeless households 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. Subcommittees focusing on specific issues (i.e. discharge planning, data collection, permanent housing, and coordinated systems) meet quarterly to discuss specific strategies and implementation methods related to the Monmouth County Strategic Plan to End Homelessness.

The County, through the allocation of federal funds of the “Coronavirus Aid, Relief, and Economic Security Act” or the “CARES Act”, provided services to prevent, prepare for, and respond to the COVID19 pandemic among individuals and families who are homeless, at-risk of homelessness, and those economically impacted by the COVID-19 pandemic through homeless prevention, expanded rapid rehousing funding, expansion of shelter services, and funding of increased non profit administrative costs due to the pandemic.

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 FY2021 Emergency Solutions Grant program provide operating costs for homeless and transitional housing facilities, health assessments, services for those leaving the prison system, prevention funds for those threatened or at risk of homelessness, and permanent housing. The Mental Health Association serves as the coordinated system for housing assistance for non profit rapid rehousing providers.

The annual Homeless Count and outreach held at shelters, churches, and soup kitchens works to gather an accurate count of the homeless population within the county and necessary services. Social service organizations distribute food, coats, clothing, blankets, and toiletries to homeless and near-homeless men, women and children at designated locations throughout Monmouth County. In return, participants are asked to take a 12- question survey that assists 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. The strength of the unsheltered count varies from community to community. In addition, it is generally accepted that while communities work to identify and engage all persons living unsheltered within their geographic region, the count of persons unsheltered in the community may not reflect the full population experiencing homelessness.

Analysis of information entered within the Homeless Management Information System (HMIS) projects 339 households will need homeless to end homelessness in one year it is estimated 28 households need to be placed in permanent housing. In January 2021 the Housing Navigator Agency reported 1,331 persons on the current list: 60 were categorized as chronically homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Monmouth County Office of Emergency Management (OEM) provides Code Blue assistance. In winter 2020-2021 Monmouth County OEM is primarily utilizing motels for Code Blue placement. As of January 2021 228 nights of assistance had been provided to individuals and households living on the street. To address the needs of homeless persons needing emergency shelter and transitional housing the 2021 grant allocations will continue to be used to fund emergency shelters serving homeless persons in Monmouth County. The Monmouth County Department of Social Services, Continuum of Care, and non profits will continue to provide assistance to clients through organizations that operate emergency shelters and transitional housing through shelter allowances for the homeless clients. In January 2020 Monmouth County contracted with 211 providing 24 hour access to services for individuals seeking emergency assistance during non-office hours. Every 211 call for Monmouth County is reported back to Social Services to connect clients with case management services.

The County utilized ESG Cares Act funding to help emergency shelters adapt to the public health requirements of the Covid-19 Pandemic. Funds went towards the purchase of PPE, emergency hotel vouchers, rapid rehousing, homeless prevention, and expansion of case management services.

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 HSC executive committee works with local housing authorities to increase the

homeless preference for available units. The committee has met with three local housing authorities. The County and non profits continue to use federal funds received under the Emergency Solutions Grant Program for Rapid Re-housing and Homelessness Prevention Programs. These programs prevent individuals and families at risk of becoming homeless from becoming homeless and works to shorten the shelter stay for homeless individuals and families. These services assist homeless individuals and families make the transition from living in a shelter to permanent affordable housing. Program participants receive case management services to help develop self sustaining skills in maintaining housing.

Soldier On permanent housing site for homeless veterans broke ground in September 2020. Soldier On provides funding for homeless veterans to find them shelter and/or permanent housing. Additionally this non profit provides with a specialized health care navigator focusing on mental physical health and substance abuse linkages.

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.

The Monmouth County Office of Community Development works with publicly funded institutions and systems of care such as healthcare facilities, mental health facilities, foster care and other youth facilities and corrections programs and institutions to ensure that low-income, especially extremely low-income individuals and families being discharged have housing and services required to avoid homelessness. The Discharge Planning committee of the Homeless Systems Collaborative is analyzing data in HMIS to determine the connection between hospital discharges and entry into the County homeless system. Additionally the Discharge Planning committee is looking to involve hospital policy makers within

the committee to help come up with achievable solutions. The Committee has drafted SMART goals to work on improving the discharge system. One factor the committee is working on is improving communication prior to discharge and strengthening connections for those without families or services.

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. The first step was establishing a uniform intake assessment system. Establishment of this system helps 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 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.

The County continues to address barriers of providing affordable housing for low and very low income households in the consortium communities. A new Analysis of Impediments to Fair Housing Choice study was completed in completed in May of 2020 (with updates base on housing observations during the Covid-19 pandemic. Barriers identified in the study include making housing affordable include public policies, limited resources and access

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

- Continue funding projects that promote redevelopment and revitalization plans in built out neighborhoods with existing infrastructure.
- Continue to promote and expand the Monmouth County Home Repair Program
- Expand public outreach to increase awareness of available credit management and financial counseling resources for home renters and buyers.

- Appropriation of Federal grant funds in a manner consistent with achieving the goals and principles outlined within the Monmouth County Master Plan.

Discussion

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

Introduction

Contingency Provision – It should be noted that any increase or decrease in funding to match actual allocation amounts will be applied to one or more specific activities indicated below.

CDBG

CDBG project allocations are determined utilizing previous years allocations and remaining administrative funds (if any) available for reallocation.

- If construction projects that were chosen to receive allocation defer the allocation of CDBG funds to another year's the next project on the ranking list will be funded. (refer to CDBG committee resolution included within attachments)
- If all CDBG applicants have been funded, funds will be reallocated to the Monmouth County Home Repair Program and/or non profits seeking additional funds.
- Completed municipal/non-profit construction projects: if any funds remain, funds will be reallocated to the Monmouth County Facade Improvement Program
- Community Development staff regularly evaluates projects to determine timely expenditure of funds.

HOME

HOME project allocations are determined utilizing previous years allocations and remaining administrative funds (if any) available for reallocation. Any changes in overall HOME grant allocations, the change will be applied to each HOME project listed in section AP-35 of the Monmouth County Annual Action Plan, with the change for each project (construction, FTHB, and TBRA) reflecting the same percentage change of the overall HOME allocation.

ESG

ESG project allocations are determined utilizing previous years allocations and remaining administrative funds (if any) available for reallocation.

The change will be applied to each ESG project listed in section AP-35 of the Monmouth County Annual Action Plan, with the change for each project reflecting the same percentage change of the overall ESG allocation.

Monmouth County Office of Community Development annually audits expenditures of individual grantees, to ensure the timely and efficient expenditure of funds. Funds are re-allocated using the substantial amendment procedures outlined within the Monmouth County Citizen Participation Plan

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs

- Continued growth in the senior population and the need for adaptive housing
- Increasing costs to complete projects
- Fragmented approach to local planning and lack of coordination.

The County will continue to use allocated federal funds to provide assistance to shovel ready activities that serve the underserved residents of Monmouth County.

- Continuing to provide operating expenses to nonprofits that provide necessary services.
- Road construction improvements to ease travel for residents and visitors.
- Pedestrian and ADA improvements in areas with disconnected sidewalk infrastructure.
- Continued use of the Monmouth County Home Repair Barrier Free program to allow people to stay within their homes.

Actions planned to foster and maintain affordable housing

FY2021 HOME funds will be allocated too for profit and non-profit developers who are constructing units expanding the supply of affordable housing in the County. The Tenant Based Rental Assistance Program, the First Time Home Buyers Program, the Rapid Re-housing Program, Homeless Prevention programs all help to foster and maintain affordable housing opportunities for income qualified residents.

Actions planned to reduce lead-based paint hazards

The Monmouth County Childhood Lead Poisoning Program (CLPP) focuses on Primary Prevention with the goal of protecting children from exposure to lead before they are harmed. All contractors working in child occupied dwellings, who will be disturbing lead based paint (LBP), are required to be certified by the EPA. Before hiring a contractor, ask to see his/her certification. The Health Department also provides Nursing and Environmental Case Management for children who are identified as having elevated blood lead levels.

All projects rehabilitated and/or purchased with federal dollars that were constructed before 1974 are required to have a lead inspection completed before residency.

Actions planned to reduce the number of poverty-level families

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 helps reduce the financial impact on local residents. Additionally, improvements such as sanitary sewer upgrades reduce infiltration of groundwater, resulting in lower volume and sewer treatment costs.

The Monmouth County Workforce Investment Board provides training for those who are unemployed and career counselors to help individuals find a better job. One Stop Career Center locations are located throughout the County. Additionally the Division of Employment and Training holds job fairs partnering with the Board of County Commissioners and the state Department of Labor and Workforce Development, the Monmouth-Ocean Development

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, HOME and ESG programs. All sub-recipient agreements are monitored on an ongoing basis with monthly reports required to update the office on project progress and expenditure drawdowns. The Office of Community Development participates within the Homeless Systems Collaborative, and collaborates with other county offices (Social Services, Economic Development) to facilitate cooperative problem solving effort

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

The Monmouth County Office of Community Development will continue to participate in the Homeless Systems Collaborative, HSC sub committees, and work on initiatives outlined within the Strategic Plan to Prevent and End Homelessness. FY2021 ESG funds will be allocated to continue funding social service agencies that provide necessary services to specific populations e.g. (domestic abuse victims, homeless families and youth, etc.). CDBG projects that are completed under budget will have remaining funds re-allocated for Office of Economic Development facade improvement program providing assistance to businesses located within HUD designated low-moderate areas of the County.

Discussion

Program Specific Requirements

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

Introduction

Projects planned with CDBG funds expected to be available during the Fiscal year covered by this plan are identified in the projects table and the official Board of County Commissioners Resolution included within the plan attachments. The following identifies program income

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	1,000
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:	1,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

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

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

Currently no additional forms of investment are used.

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 investment partnership grant will be considered a direct subsidy (reducing the purchase price making the unit affordable to the homeowner) which can be recaptured within the contractually designated affordability period. A First Time Homebuyer grant can be recaptured during the five year affordability period granted to participants under the following conditions:

- The home is sold;
- The home is rented;
- The home is vacated; or
- 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. In the event the property is foreclosed during the affordability period the net proceeds (if any) from the foreclosure sale shall be used to repay in full (one hundred percent) of the loan secured by the mortgage note. Net proceeds are defined as the funds remaining after the first lien are satisfied. If there are no net proceeds, there is no recapture obligation.

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 Covenants and restrictions (prepared and reviewed by special counsel) is executed between the County and the owner/developer of the affordable housing project. The signed document is recorded with the County Clerk placing restrictions on the HOME funded units and/or projects ensuring they remain affordable and occupied by income eligible households for the period of time specified by HUD regulations. Regulations outlined within the document are as follows: Resale requirements must ensure if the housing does not continue to be the principle residence of the original income vetted household for the duration of the period of affordability that the housing is made available for subsequent purchase onto to a buyer whose household qualifies as a low/moderate income household and will utilize the property as a primary residence. The resale requirement also states that the resale price provides the original HOME assisted owner a fair return on investment (including the homeowners investment and any capital investment) and ensure that the housing unit will remain affordable to a reasonable range of low/moderate income eligible buyers. The designated period of affordability is determined by the total amount of HOME funds invested. Deed restrictions, covenants running with the land, or other similar

mechanisms may be used as to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following 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 ensure the preservation of 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.

Shared Net proceeds: If the net proceeds are not sufficient to cover the recapture of the full HOME investment (or a reduced amount as provided for in paragraph reduction during the affordability period above) plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the County may share the net proceeds. The net proceeds are the sales price, minus loan repayment (other than HOME funds) and closing costs.

Owner investment returned first: The County may permit the homeowner to recover the homeowner's entire investment (down payment capital improvements made by the owner) before recapturing the HOME investment. HOME investment that is subject to recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price point, but excludes the amount between the cost of producing the unit and the market value of the property (ie the development subsidy). Recaptured funds may be used to carry out HOME eligible activities in accordance with the HUD requirements. If the HOME assistance is only used for development subsidy and therefore not subject to recapture, resale option must be used.

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 does not use HOME funds to refinance existing debt secured by multi-family housing. Therefore it will not be making an investment to maintain or create affordable units

Emergency Solutions Grant (ESG)

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

The following agencies and/or organizations are eligible to apply for 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 governments

ESG sub-recipients must conduct an initial evaluation to determine each individual or family's eligibility for ESG assistance and the amount and/or type of assistance they need to regain stability. All ESG sub-recipients follow federal documentation guidelines establishing the clients status as homeless or at risk of homelessness and their income eligibility. Minimum standards for sub-recipients evaluating eligibility are:

1. Street Outreach: People who qualify as "unsheltered homeless" based on paragraph 1(i) of the homeless definition found at 24CFR 576.2 are eligible

for case management, emergency health and mental health services, and transportation.

2. Emergency Shelter: People who count as homeless based on paragraphs (1,2,3,4) of the homeless definition found at 24CFR 576.2 are eligible for case management, child care, education services, employment assistance, job training, outpatient services, transportation, and services for special populations.
 3. Rapid Rehousing: People who qualify as homeless based on paragraphs 1 and 4 of the homeless definition found at 24CFR 576.2 are eligible for: housing relocation and stabilization services, rental application fees, security deposits, last months' rent, utility deposits and payments, moving costs, housing search and placement, landlord-tenant mediation, tenant legal services and credit repair. Rental assistance is either for a short (up to 3 months) or medium term (4-24 months) to help individuals and families living in shelters or in places not meant for human habitation to move into permanent housing, helping to achieve housing stability.
 4. Homeless Prevention: People who qualify "at risk of homelessness" as found in the definition at 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 AMI are eligible for the following services: housing relocation and stabilization, rental application fees, security deposits, last months' rent, utility deposits and payments, moving costs, housing search and placement, landlord/tenant mediation, tenant services and credit repair. Rental assistance for the short (up to 3 months) and/or medium (4-24 months) term to help individuals or families achieve housing stability.
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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 as a participant with the Monmouth County Homeless System Collaborative, an independent body formed in 2014, has implemented a

Coordinated Assessment system. Clients are referred to the Centralized Intake Agency in which they are considered eligible for prevention program, emergency shelter program, transitional housing program. The Centralized Intake Agency as well as Emergency Shelter programs, Transitional Housing Programs and Outreach teams work with the Housing Placement Agency/Housing Navigator. The Housing Navigator then determines which program will prove most beneficial to the client: Rapid re-housing, permanent supportive housing, affordable housing, or market rate housing.

As of January 1, 2020, 211 a New Jersey state program has taken over for emergency housing placements and the after hours helpline.

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 organizations for the use of ESG funds on an annual basis. Submitted proposals are reviewed by the Emergency Solutions Grant Committee. Applicants present the application at an open public meeting/hearing where committee members and public participants are allowed the opportunity to obtain further clarification on the submitted application. Applicants' prior performance is considered in the award recommendation process, as is the County's overall need for the proposed services. Applications for ESG funds may be submitted in the following categories

- Street Outreach
- Emergency Shelter
- Homeless Prevention

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 with the state and Homeless System Committee to identify and include homeless or formerly homeless individuals in its consultation process. 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 serves as the single point of entry into services. The Housing Placement Agency serves as the primary point of exit out of the system. Programs providing diversion, prevention, emergency shelter, transitional housing and permanent housing operate between these points of entry and exit creating streamlined movement through the system. Individuals who have successfully exited the homeless system are a valuable source of information towards the establishment of policies and funding priorities for ESG.

5. Describe performance standards for evaluating ESG.

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. 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. Termination will not bar the provider from providing later additional assistance to the same family or individual.

Program Coordination: On-going system and program coordination and integration of the ESG-funded activities to the maximum extent practicable:

- Emergency Shelter providers, essential services providers, homelessness prevention, and rapid rehousing assistance providers
- Other Homeless assistance providers

- Mainstream service and housing providers
- Monmouth County Homeless System Collaborative

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 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. Most emergency shelters are exempt from the lead-based paint regulations. The only ESG-assisted housing covered under the lead-based paint requirements is longer-term transitional housing: 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 day

Additionally, ESG projects providing essential services only are 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: 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
- Signed and Executed Project Agreement

- Pre-Clearance Meeting
- Clearance Notification Form

