

**Substantial Amendment to the
Monmouth County Community Development Office
Annual Action Plan for Fiscal Year 2023**

The Monmouth County Office of Community Development has been designated as the lead agency for the preparation and submission of the County's Annual Action Plans for Community Development Programs, funded by the U. S. Department of Housing and Urban Development (HUD). The Monmouth County Office of Community Development is proposing to amend its FY2023 One Year Action Plan component of the 2020-2024 Consolidated Plan. Monmouth County expects to submit the Substantial Amendment to HUD on or before February 10, 2025.

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

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

PUBLIC COMMENT PERIOD:

The thirty day public comment period begins on November 4, 2024 and ends at midnight December 5, 2024. The County will accept comments from the public on this Amendment during this timeframe.

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

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

No comments will be accepted by telephone.

SUBSTANTIAL AMENDMENT OVERVIEW:

The Substantial Amendment allows for the programming of available funds to best meet current needs as identified in the 5-Year Consolidated Plan and Annual Action Plans. This Amendment reallocates funds from a grantee's FY2023 award and redistributes funds to a project funded with FY2020 HOME funding. A summary of the changes is outlined below, followed by detailed information about the changed allocation.

HOME Investment Partnership Program:

The County is amending its FY 2023 Annual Action Plan, reallocating \$ in funds as outlined below;

<u>Changes to HOME-Funded Activities:</u>	<u>Prior Allocation</u>	<u>Funding Change</u>	<u>% Change in Allocation</u>
Monmouth County Habitat for Humanity: 37 Main Street, Oceanport	\$271,595	-\$60,000	-22.1%
Monmouth County Habitat for Humanity: 103 Hendrickson, Fair Haven	\$140,000	+\$60,000	+42.9%

Sub-Grantee's name: Monmouth County Habitat for Humanity		Program: HOME investment Partnership Program	
Project Title: Fair Haven Affordable Housing Development		Objective Category:	Affordable Housing
Location: 103-105 Hendrickson Ave Fair Haven		Outcome Category:	Affordability
Priority Need: Housing Supply and Strategy		Project ID: 2020/4 & 2023/8	Local ID:
Census Tract #: 8037	Block Group # 4	CDBG Eligible Area: N/A	HUD Matrix Code: N/A
		Type of Recipient: Nonprofit	IDIS Activity # 2365
Funding Sources: Including Year			
HOME 2023	\$60,000	Assisted Housing	
		PHA	
		Other Funding	
Prior Year Funds:	\$140,000 (FY2020)	Total:	\$200,000
<p>Description & Links to Consolidated Plan Goals:</p> <p>Additional HOME funds will be allocated towards the construction of a two-family home in Fair Haven available to income eligible low-to moderate income homebuyers. The grantee requested additional funds be allocated to this address due to the increase in overall construction costs. This project is ready to initiate construction with completion estimated for Summer 2025.</p> <p>One of the goals included within the Monmouth County 2020-2024 Consolidated Plan is to increase the availability and overall number of affordable units for income qualified Monmouth County homebuyers. Additionally, homebuyers for these units will be eligible for downpayment assistance through the Monmouth County First Time Home Buyer program. Grant awards to nonprofit developers help to subsidize the cost of construction allowing for an affordable unit purchase price.</p>			

Proposed

Substantial Amendment to FY2023 Action Plan – HOME Activities December 2024

