

**Substantial Amendment to the  
Monmouth County Community Development Office  
Annual Action Plan for Fiscal Year 2025**

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 FY 2025 One Year Annual Action Plan component of the 2025-2029 Consolidated Plan. Monmouth County expects to submit the Substantial Amendment to HUD before March 1, 2026

**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 December 22, 2025, and ends at midnight January 23, 2026. 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 [communitydevelopment@co.monmouth.nj.us](mailto:communitydevelopment@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](http://www.visitmonmouth.com). Hard copies are available for review at the Office of Community Development, 2<sup>nd</sup> Floor, Hall of Records Annex, One East Main Street, Freehold, NJ, 07728. Translation services are available on the website. The Planning Board Office is handicapped accessible.

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 FY 2025 Annual Action Plan. This Amendment reallocates returned funds from one project with to one existing project.

**HOME Investment Partnerships Program**

The County is amending its FY 2025 Annual Action Plan, reallocating \$ in funds as outlined below.

<b><u>Changes to CDBG-Funded Activities:</u></b>	<b><u>Prior Allocation</u></b>	<b><u>Funding Change</u></b>	<b><u>% Change in Allocation</u></b>
121 Monmouth Street	\$350,000	-\$50,000	-14.29%
Asbury Avenue	\$350,000	-\$50,000	-14.29%
Monmouth County First Time Homebuyer Program	New Project	\$100,000	100%

<b>Sub-Grantee's name:</b> Monmouth County		<b>Program:</b> First Time Homebuyer Program	
<b>Project Title:</b> Downpayment Assistance		<b>Objective Category:</b>	Low/mod limited clientele benefit
<b>Location:</b> Location to be determined		<b>Outcome Category:</b>	Availability/Accessibility
<b>Priority Need:</b> Housing Supply and Strategy		<b>Project ID:</b> 2024-10	<b>Local ID:</b> G-14-56-892-240-299
<b>Census Tract #:</b> n/a	<b>Block Group #</b> n/a	<b>Type of Recipient:</b> n/a	<b>IDIS Activity #</b> n/a
<b>Funding Sources: Including Year</b>			
HOME 2024	\$100,00	Assisted Housing	
Choose an item.		PHA	
Choose an item.		Other Funding	
		<b>Total:</b>	\$100.00
<p>Description &amp; Links to Consolidated Plan Goals:</p> <p>HOME funds will be used to provide funding to continue the Monmouth County First Time Homebuyer Program.. The First-Time Homebuyer (FTHB) Program promotes home ownership for low- and moderate-income homebuyers. Financial assistance is provided in the form of closing cost assistance to qualified first time homebuyers as defined by the U.S. Department of Housing and Urban Development (HUD)</p>			



