

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of Ocean is an Urban County entitlement which consists of twenty-nine (29) municipalities and four (4) separate entitlement community municipalities: Brick, Toms River, Lakewood, and Jackson Townships. The US HUD Community Development Block Grant (CDBG) Program specifies the amount of funding to each separate entitlement community. The Township of Jackson is the only entitlement community that elected Ocean County to administer its CDBG program. Subsequently, the County of Ocean's Action Plan includes the Township of Jackson's CDBG program project and funding information. The County formed a Consortium for the purpose of receiving a formula allocation under the HOME Investment Partnership Program. The grant program begins on the date July 1st annually for the County of Ocean and all four (4) separate entitlement municipalities: Brick, Toms River, Lakewood and Jackson. The County of Ocean is the Lead Agency for the Consortium, for the purposes of receiving a formula allocation under the HOME Program. In a funding allocation the membership commonly seeks projects for its share of consortium.

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.

The County of Ocean has set an ambitious array of objectives for use of its federal entitlement grant resources. The County strives to allocate these funds leveraged along with state, local and private funds to maximize assistance for its low-to-moderate income population. The County provides assistance by funding community and public facilities improvements to protect and sustain buildings and structures that are critical to community services and economic vitality; removing material and/or architectural barriers which restrict the mobility and accessibility of elderly and handicapped individuals to public facilities; rehabilitating substandard housing units presently occupied by lower income households; constructing or reconstructing drainage, roadway improvements in various older neighborhoods throughout the County; installing curb and sidewalks in areas where vehicular and pedestrian traffic conflict; investing in programs and services that address the issues of self-sufficiency among the very low, low-to-moderate income individuals living in poverty and a condition of homelessness; expanding public services which benefit the County's low-to-moderate income population, as well as individuals with disabilities and veterans, and developing and/or acquiring affordable rental housing. Outcomes: 1. Create/enhance suitable living environments through improved/new accessibility, affordability and sustainability. Many of Ocean County's public services and public/community facilities activities create

and enhance a suitable living environment for Ocean County's low and moderate income residents. Activities typically include services for elderly residents, battered and abused spouses, homeless individuals, abused and neglected children, and disabled residents. All public/community facility activities reflect the sustainability outcome since they enhance and invest in the long-term usability and maintenance of buildings as community resources. Activities proposed will not only help low income and/or disabled residents who use those facilities, but will also improve neighborhoods. Included in this category are neighborhood facilities, park and recreational facilities, and flood drainage improvements and sidewalks, which would all be located exclusively in a designated target neighborhood of at least fifty-one percent (51%) low to moderate income population. Other public facilities may not be located in designated target neighborhood, but still serve qualified beneficiaries by virtue of the presumed benefit category.2. Create decent housing through improved/new availability, affordability and sustainability activities. The outcome of decent housing is attained through the completion of newly constructed, acquired and rehabilitated permanent affordable housing. The rehabilitation of substandard single family residential units and subsidies to provide down payment and closing cost assistance for first-time homebuyers are programs that successfully achieve this goal. Additionally, urgent housing rehabilitation and weatherization programs achieve the goal of sustainability for decent housing by increasing disabled accessibility and correcting home safety issues for units occupied by elderly and disabled residents. These programs reduce housing costs for low to moderate income residents while reducing energy use, thus also fitting into the affordability category. The Tenant Based Rental Assistance Program (TBRA) provides ninety percent (90%) of the County's TBRA funds to subsidize rents for a period of twenty-four months for families/households at or below the sixty percent income median.

3. Evaluation of past performance

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

As noted in Ocean County's FY 2012 Consolidated Annual Performance and Evaluation Report submitted in September 2012, the County was successful in achieving the goals and objectives of its Consolidated Plan. Ocean County remains committed to its housing, community development and public services programs by allocating funding in a manner that has been successful in previous years. Ocean County analyzes subrecipient performance and provides support for potential improvements in order to ensure and increase the effectiveness of the funding provided. The staff is diligent in monitoring for compliance and performance. Ocean County exceeded its spending targets for low-to-moderate income beneficiaries of its affordable housing, community development and public service programs. Ocean County continues to remain below the fifteen percent (15%) spending cap for public services and below the twenty percent (20%) cap for planning and program administration. Funds are reallocated to an eligible activity, in need of additional funding, when funding is recaptured from another eligible activity. The County has met its timeliness ratio of 1.5 times the amount of its last annual grant for the last fifteen (15) years. The County continues to maximize its use of matching funds for HOME Program

activities in compliance with regulations. The County exceeds the minimum fifteen percent (15%) set-aside for CHDO sponsored affordable rental housing and allocates approximately twenty-six percent (26%) of its HOME allocation annually for the express purpose of increasing the stock of affordable rental housing in Ocean County.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County of Ocean adopted a separate Citizen Participation Plan for implementation, which was approved by the Ocean County Board of Chosen Freeholders on June 21, 1995. Each year the County reviews the Citizen Participation Plan for compliance with the Federal regulations. The Citizen Participation Plan was revised in 2003 and 2005 to include the Township of Lakewood as an entitlement city and as a participant in the Ocean County Consortium. The County continues to follow the FY 2005 Citizen Participation Plan, which incorporates the citizen participation requirements, contained in the HUD Final Rule. The Citizen Participation Plan was subsequently updated in March, 2013. The following efforts were made to broaden public participation: The Action Plan and all information-related to the Action Plan was made available prior to each public meeting on the plan. Each meeting was publicized in legal ads in two (2) regional newspapers, including a Spanish newspaper. Additionally, the County of Ocean's Planning Department's website publicized the meeting schedule. The Action Plan was prepared and was distributed through public notices and fact sheets that described and summarized the Plan. The public notices and fact sheets indicated the amount of assistance the Consortium expects to receive and the major program activities designated for the fiscal year. Each municipal applicant held two (2) public hearings at its municipal level for its proposed fiscal year CDBG application. The County of Ocean held four (4) public meetings for its Ocean County Consortium fiscal year Action Plan. The County of Ocean makes reasonable effort to provide the public and other interested groups about the accessible location and convenient time of each meeting. The County of Ocean extends its outreach program to public service agencies serving a broad spectrum of the population including minorities and disabled adults, and non-English speaking adults to assess their needs. Additional outreach is conducted through the County's CEAS and Continuum of Care Committees. The distribution of the Action Plan is formally announced in an advertisement for the County and local government officials and for the public to review during the required thirty-day (30) comment period. The County gathers, evaluates, and reviews each comment provided during the thirty-day (30) comment period. A summary of each comment is prepared and is considered for the Action Plan. On behalf of the Consortium, the County of Ocean transmits its Action Plan to HUD.

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.

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

N/A

7. Summary

The County of Ocean is an entitlement jurisdiction receiving an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership funds from the U.S. Housing and Urban Development (HUD). The annual Action Plan is a document that describes the Ocean County Consortium (OCC) HUD-funded projects and community development related activities that will be conducted within the County in the upcoming fiscal year and implements the strategies and priorities of the County's FY 2010 Five-Year Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	OCEAN COUNTY	
CDBG Administrator		
HOME Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The County of Ocean is an Urban County entitlement which consists of twenty-nine (29) eligible municipalities and four (4) separate entitlement community municipalities: Brick, Toms River, Lakewood, and Jackson Townships. The US HUD Community Development Block Grant (CDBG) Program specifies the amount of funding to each separate entitlement community. The Township of Jackson is the only entitlement community that elected Ocean County to administer its CDBG program. The County of Ocean is the designated Lead Agency for the HOME Consortium. The County Planning Department is responsible for the administration and monitoring of the CDBG Program for the Urban County and the HOME Investment Partnership Program.

Consolidated Plan Public Contact Information

Ocean County Department of Planning 129 Hooper Avenue - First Floor PO Box 2191 Toms River, NJ 08754-2191 Phone: 732-929-2054 Fax: 732-244-8396 Email: ocplanning@co.ocean.nj.us Website: www.planning.co.ocean.nj.us

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

1. Introduction

The Ocean County Department of Planning, through consultation with the CDBG Steering Committee, Regional Non-Profits Public Services Subcommittee and the County Housing Advisory Committee, is responsible for housing and community development planning; providing related information to the community; soliciting applications from organizations within the community to use federal funds received by the County to carry out program objectives; reviewing applications and recommending allocations to the Board of Chosen Freeholds; and overseeing activities in progress through monitoring accomplishments and compliance. The Comprehensive Emergency Assistance Systems (CEAS) committee, which has been the lead agency for the development of the strategy for serving the homeless in Ocean County since 1983, continues to be the vehicle for planning services for homeless and at-risk individuals and families. The CEAS develops planning, programming and funding recommendations for the HSAC that makes recommendations to the Ocean County Board of Chosen Freeholders. The Ocean County Housing Advisory Committee (CHAC) provides a forum for discussion among various governmental agencies involved in the provision of housing related social services. The Directors of the Ocean County Board of Social Services (OCBOSS) and the Ocean County Department of Human Services, the local housing authorities participate on the Committee as well as non-profit providers. In addition, the Planning staff participates in the regular meetings of the Ocean County Comprehensive Emergency Assistance Systems Committee (CEAS) which is comprised of approximately fifty (50) members from various social service agencies. The CEAS committee serves as the committee for the Continuum of Care (CoC) process, meets every two (2) months and is the county-wide forum to address the service delivery system for the five core services of homeless prevention, emergency sheltering, transitional and supportive services and emergency food. The meetings are open to the public and anyone with an interest in the problems of homelessness or related social service issues is encouraged to attend. CEAS membership is open to all agencies, advocates, and stakeholders interested in participating in the committee. The majority of organizations working with the homeless in Ocean County, including those not funded through the CoC, have made a commitment to the group by assigning staff to attend monthly meetings. Problems with systems linkages are identified and addressed and service needs are reviewed. Resources and information are shared and agencies are encouraged to join together to resolve the problems of individual clients and develop a process for on-going resolution of issues. Ad-hoc committees are formed as issues are identified which need to be addressed. The Ocean County Department of Planning will continue to administer all CDBG sub-grants, including the CDBG funded Housing Rehabilitation Program and the HOME Program. The Department will continue to serve as the liaison with the State Planning efforts, COAH, the municipalities and private and non-profit housing developers. It will continue to monitor municipal progress in meeting fair share obligations and to provide advisory and review functions regarding Fair Housing Act activities. The Department of Planning also employs a Fair Housing Officer who is available to handle violations and disputes and to provide public outreach regarding issues concerning Fair Housing.

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

To address the chronically homeless population, the CoC is seeking to bring together traditional service providers, faith-based organizations and community-based organizations in a unified approach of outreach, engagement, treatment and linkages to mainstream programs and services as well as other services appropriate for the individual. Service providers will be asked to commit to provision of emergency shelter, food and other concrete services needed by the individual once they are identified and brought into the system. A step-down approach of housing which ranges from the most intensive through independent living must be developed and available to this population. Resources for permanent housing must be identified, secured and targeted for this population. The first and most important step in our strategy for eliminating chronic homelessness will be to increase intensive outreach services in order to identify the individuals and overcome their resistance to services. It is essential that those groups providing outreach be able to win the trust of the chronically homeless individual whom for any number of reasons has lost faith in the service system. This has already started with the increase in outreach through Lakewood Community Services, Preferred Behavioral Health, and others. Substance abuse treatment services are increasing in the sparsely served southern part of our County through Southern Ocean County Hospital, South Jersey Initiative Fund, and Ocean Mental Health. Additional substance abuse services are being developed through St. Barnabas Behavioral Health Center, Preferred Behavioral Health and others. The OCBOSS and the PATH programs in the County have entered into an agreement that allows the OCBOSS to refer homeless individuals without a mental health diagnosis to the PATH program, who will outreach, assess and assign a diagnosis if necessary. This has increased the number of chronically homeless mentally ill individuals whom are able to receive PATH’s specialized and intensive services.

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.

Currently the Continuum of Care does not have a designated ESG grantee within its region. All ESG funds for programs within the Ocean County CoC are provided through the State of NJ ESG program.

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

Programs requesting ESG funds from the state of New Jersey must obtain support from the Ocean County CoC. Prior to the provision of support letters, the CoC evaluates the program design, participation in HMIS, and agency experience and capacity. Once applicants are successful in securing

ESG funds, the CoC monitors projects for HMIS compliance & data quality and program performance according to the CoC performance standards. As the CoC develops its governance charter and formalizes its monitoring process, the CoC will ensure ESG funded programs are held to the same standards as CoC funded programs.

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

1	Agency/Group/Organization	King of Kings Community Church
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Interfaith Hospitality Network of Ocean County, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Table 2 – Agencies, groups, organizations who participated

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

All Agency types 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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County of Ocean adopted a separate Citizen Participation Plan for implementation, which was approved by the Ocean County Board of Chosen Freeholders on June 21, 1995. Each year the County reviews the Citizen Participation Plan for compliance with the Federal regulations. The Citizen Participation Plan was revised in 2003 and 2005 to include the Township of Lakewood as an entitlement city and as a participant in the Ocean County Consortium. The County revised the Citizen Participation Plan in March, 2013, which incorporates the citizen participation requirements, contained in the HUD Final Rule.

The following efforts were made to broaden public participation:

- The Action Plan and all information-related to the Action Plan will be made available prior to each public meeting on the plan. Each meeting will be publicized in legal ads in two (2) regional newspapers, including a Spanish newspaper. Additionally, the County of Ocean's Planning Board Department website publicized the meeting schedule.
- The Action Plan was prepared and was distributed through public notices and fact sheets that described and summarized the Plan. The public notices and fact sheets indicated the amount of assistance the Consortium expects to receive and the major program activities designated for FY 2014.
- Each municipal applicant held two (2) public hearings at its municipal level for its proposed FY 2014 CDBG application submittal.

- The County of Ocean held three (3) public meetings for its Ocean County Consortium FY 2014 Action Plan. The County of Ocean makes reasonable effort to provide the public and other interested groups about the accessible location and convenient time of each meeting.
- The County of Ocean extends its outreach program to public service agencies serving a broad spectrum of the population including minorities and disabled adults, and non-English speaking adults to assess their needs. Additional outreach is conducted through the County's CEAS and Continuum of Care Committees.
- The County of Ocean takes a voluntary action to publish the Action Plan, including its content and purpose. After the abovementioned publishing, the Action Plan is copied and is placed on display at several locations (previously advertised) for the County and local government officials and for the public to review the Plan for the required thirty-day (30) comment period.
- The County gathers, evaluates, and reviews each comment provided during the thirty-day (30) comment period. A summary of each comment is prepared and is incorporated into the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Pre-Development Meeting 129 Hooper Ave. Toms River, NJ 08753 Monday December 9, 2013 at 4:00pm Summary of response/attendance: 1/2			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The FY2014 allocations have not yet been released by HUD. The annual allocations listed are based on the FY2013 allocation less a ten-percent decrease in funding. Once the final allocations are announced by HUD, the Action Plan will be updated accordingly. Specific waivers were requested and approved by HUD. Specific project allocations are detailed in the Projects section.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,226,499	50,000	0	1,276,499	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	989,514	50,000	0	1,039,514	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County of Ocean will continue to meet its twenty-five (25%) percent matching funds requirement for the HOME Program. All eligible matches will be from non-federal sources and will be a permanent contribution to the HOME project. The County has a paper match that will be used to meet the matching requirement for housing rehabilitation projects. The administrator of the Tenant Based Rental Assistance Program will continue to provide the required matching funds obtained from the NJ Social Services for the Homeless Block Grant. The CHDOs awarded funding to provide affordable rental housing to provide in excess of the required twenty-five (25%) percent matching fund requirement (waiver of matching funds for 2013 and 2014). In addition to the federal funds provided, private and non-federal resources are expected to be available for carrying out the FY2014 Action Plan. Municipalities are strongly urged to share in the cost burden for activities using CDBG funds. CDBG funds are provided to activities as grants which are intended to leverage other investments; to support costs of the specific activity and to provide incentives that promote further affordable housing and community improvement activities. State and private resources are essential to leveraging federal funds to complete stated HOME and CDBG activities.

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

N/A

Discussion

The County of Ocean will allocate \$1,043,916 in CDBG funds, along with administering Jackson Township's allocation of \$182,583. The allocations awarded are as follows: \$368,187.45 for community and public facilities activities \$178,000 for public service and regional non-profit activities \$285,750 for housing projects and programs \$229,978 for general program administration The County of Ocean will also allocate \$989,514 in HOME funding. The allocations awarded are as follows: \$400,000 for Tenant Based Rental Assistance, for rental subsidies for extremely low, very low and low income households; \$140,000 for substantial rehabilitation of single family units \$220,000 for down payment and closing cost assistance for First Time Homebuyers and \$150,000 for CHDO projects.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Assistance for Extremely Low and Low Income	2014	2014	Affordable Housing				
2	Housing Rehabilitation	2014	2014	Affordable Housing				Homeowner Housing Rehabilitated: 67 Household Housing Unit
3	Direct Financial Assistance to Homebuyers	2014	2014	Affordable Housing				
4	Public Facility or Infrastructure Activities	2014	2014	Non-Housing Community Development			CDBG: \$532,770	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
5	Public Service Activities	2014	2014	Homeless Public Service		Support Facilities for Homeless & Non-Homeless	CDBG: \$178,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
6	Homeless Assistance	2014	2014	Homeless				

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Assistance for Extremely Low and Low Income
	Goal Description	Assist the maximum number of extremely low, very low and low income eligible households on a first-come, first-serve basis and to serve as many households as funding will allow.
2	Goal Name	Housing Rehabilitation
	Goal Description	Moderate and substantial rehabilitation of income eligible single family residential units to bring to state and local code. Address emergency rehabilitation and emergency weatherization improvements.
3	Goal Name	Direct Financial Assistance to Homebuyers
	Goal Description	Provide down payment and closing cost assistance to income eligible qualified households.
4	Goal Name	Public Facility or Infrastructure Activities
	Goal Description	Improvements to community and public facilities to protect and sustain buildings, structures and infrastructures that are critical to the community and services which provides economic vitality in Ocean County.
5	Goal Name	Public Service Activities
	Goal Description	New or expansion of existing public services which benefit the County's low and moderate income population, as well as homeless individuals and individuals with disabilities and veterans.
6	Goal Name	Homeless Assistance
	Goal Description	Investing in programs and services that fight poverty and homelessness by equipping very low, low and moderate income individuals with assistance to achieve self-sufficiency.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

The County of Ocean has set an ambitious array of objectives for use of its federal entitlement grant resources including the direct benefit to its low-to-moderate income population, including the disabled with projects that adhere to the American with Disability Act (ADA). The County strives to leverage these federal funds with state, local and private funds to maximize assistance to its low-to-moderate income population with projects objectives for:

- Funding community and public facilities improvements to protect and sustain buildings and structures that are critical to community services and economic vitality in local communities
- Removal of material and/or architectural barriers which restrict the mobility and accessibility of elderly and handicapped individuals to public facilities
- Rehabilitation of substandard housing units presently occupied by low income households
- Installation of curbing and sidewalks in areas where vehicular and pedestrian traffic conflict
- Investing in programs and services that address poverty and homelessness for the very-low, low-to-moderate income individuals and families with assistance to achieve self-sufficiency
- New or expansion of existing public services which benefit the County's low-to-moderate income population, as well as individuals with disabilities and veterans.
- Development and/or acquisition of affordable rental housing (waiver of matching funds for 2013 and 2014)
- Homeownership assistance

#	Project Name
1	Handicapped Access Walkway
2	Community Shelter Program
3	Rehabilitation; Single Unit Residential
4	Parking Facilities
5	Handicapped Beach Access Ramp
6	Handicapped Access Improvements
7	Park, Recreational Facilities Improvements
8	Street Improvements
9	Handicapped Access Improvements
10	Curb & Sidewalk Improvements
11	Park, Recreational Facilities Improvements
12	Street Improvements
13	Bulkhead Replacement
14	Curb & Sidewalk Improvements
15	Senior Transportation Services
16	Emergency Shelter & Assistance to Homeless Families with Children

#	Project Name
17	24 Hour Crisis Hotline
18	Counseling & Childcare Services
19	Food Distribution
20	Delivery of Emergency Food
21	Assist Elderly, Disabled & Homebound
22	24 Hour Emergency Hotline & Shelter
23	Abused, Neglected & Abandoned Children
24	Rehabilitation; Single Unit Residential
25	Rehabilitation; Single Unit Residential
26	Transportation Bus Services
27	Transportation Bus Services
28	Housing Assistance

Table 7 – Project Information

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

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Handicapped Access Walkway
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Beach Haven: Handicapped access walkway - Taylor Avenue Park
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 low/mod people benefiting
	Location Description	Taylor Avenue Park, Beach Haven, NJ
	Planned Activities	Replacement of bulkhead within the Right of Way at 14th street, bayside
2	Project Name	Community Shelter Program
	Target Area	
	Goals Supported	Homeless Assistance
	Needs Addressed	Support Facilities for Homeless & Non-Homeless
	Funding	:
	Description	King of Kings: Community shelter program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	5000 homeless individuals
	Location Description	Southern Ocean County, NJ
	Planned Activities	Provide temporary shelter, basic needs of food and clothing, and counseling services
3	Project Name	Rehabilitation; Single Unit Residential
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Modernization of Rental Public Housing Stock Rehabilitation of Housing
	Funding	:
	Description	Beachwood Borough: Rehabilitation; Single Unit Residential
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod income households
	Location Description	Beachwood Borough, NJ
	Planned Activities	Rehabilitation of residential single units.
	4	Project Name
Target Area		
Goals Supported		Public Facility or Infrastructure Activities
Needs Addressed		
Funding		:
Description		Berkeley Township: Parking Facilities - Volunteer Community Center
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		800 low/mod residents.
Location Description		Volunteer Community Center on Moorage Ave. Berkeley Township, NJ

	Planned Activities	Improving an existing gravel access road & parking lot at the Volunteer Community Center. The objective is to improve handicap access to the Community Center.
5	Project Name	Handicapped Beach Access Ramp
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Harvey Cedars: Handicapped Beach Access Ramp - 80th Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 residents
	Location Description	80th street, Harvey Cedars Borough, NJ
	Planned Activities	Rehabilitation and retrofit of the 80th street handicapped access ramp.
6	Project Name	Handicapped Access Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Island Heights: Handicapped Access Improvements - Various locations
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2000 residents
	Location Description	Downtown business area, Simpson Ave and Municipal Complex, Island Heights Borough, NJ
	Planned Activities	Improve handicapped accessibility at various locations by removing architectural barriers.
7	Project Name	Park, Recreational Facilities Improvements
	Target Area	

	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Jackson Township: Park, Recreational Facilities Improvements - Justice Complex Park
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2,000 low/mod residents
	Location Description	Justice Complex Park, Jackson Township, NJ
	Planned Activities	Construction of a spray park and fitness trail at the Justice Complex Park. The park is located in a HUD approved DTN.
8	Project Name	Street Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Lacey Township: Street Improvements - Holmes & Vaughn Avenues
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	100 low/mod residents
	Location Description	Holmes & Vaughn Avenues, Lacey Township, NJ
Planned Activities	Resurfacing of side streets bound by Vaughn & Holmes Ave including Alpine St, Chelsea St, Elwood St, Center St, Devon St, Tappan St, Windsor St and Baldwin St. All streets located in HUD approved DTN	
9	Project Name	Handicapped Access Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	

	Funding	:
	Description	Ocean Township: Handicapped Access Improvements - Municipal Building
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2,000 Elderly and disabled residents
	Location Description	Municipal building located in HUD approved DTN. Ocean Township, NJ
	Planned Activities	Installation of automatic doors, chair lift and various concrete improvements to give barrier free access to the municipal building.
10	Project Name	Curb & Sidewalk Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Pine Beach Borough: Curb & Sidewalk Improvements - Prospect Avenue
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Residents of Pine Beach Borough
	Location Description	Prospect Avenue, Pine Beach Borough, NJ
	Planned Activities	Installation of public sidewalk and handicap ramps on Prospect Avenue.
11	Project Name	Park, Recreational Facilities Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Plumsted Township: Park, Recreational Facilities Improvements - Oakford Lake Park
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	8,000 low/mod residents
	Location Description	Oakford Lake Park, Plumsted Township, NJ
	Planned Activities	Renovations to Oakford Lake Park, pedestrian bridge, fishing pier and dock. Project is located in a HUD approved DTN.
12	Project Name	Street Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Pt. Pleasant Beach: Street Improvements - Homestead Avenue & Princeton Avenue
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	300 low/mod residents
	Location Description	Homestead & Princeton Avenue, Point Pleasant Beach, NJ
	Planned Activities	Resurfacing of Homestead & Princeton Avenue from Baltimore to Chicago Avenue. Project located in HUD approved DTN.
13	Project Name	Bulkhead Replacement
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Surf City Borough: Bulkhead Replacement - North 14th Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 residents

	Location Description	14th Street, bayside. Surf City Borough, NJ
	Planned Activities	Replacement of approximately 60ft of bulkhead within the Right-of-Way at 14th Street, bayside. Project located in HUD approved DTN.
14	Project Name	Curb & Sidewalk Improvements
	Target Area	
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	
	Funding	:
	Description	Tuckerton Borough: Curb & Sidewalk Improvements - South Green Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 low/mod residents
	Location Description	South Green Street, Tuckerton Borough, NJ
	Planned Activities	Installation of concrete curb and sidewalk along South Green Street. The project is located in a HUD approved DTN.
15	Project Name	Senior Transportation Services
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Caregiver Volunteers: Transportation for home-bound seniors.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2,500 low/mod income residents.
	Location Description	Ocean County, NJ

	Planned Activities	Free supportive services for frail elderly in Ocean County. Services include: transportation to medical appointments, grocery shopping, respite care, telephone reassurance, friendly visiting, canine therapy visits and referrals to other community services.
16	Project Name	Emergency Shelter & Assistance to Homeless Families with Children
	Target Area	
	Goals Supported	Public Service Activities Homeless Assistance
	Needs Addressed	Support Facilities for Homeless & Non-Homeless
	Funding	:
	Description	Interfaith Hospitality Network: Homeless assistance programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	35+ homeless family members
	Location Description	Ocean County, NJ
	Planned Activities	Temporary shelter, job training and counseling for homeless individuals.
17	Project Name	24 Hour Crisis Hotline
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Contact of Ocean County: 24hr crisis referral hotline.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	6,400 low/mod income residents
	Location Description	Ocean County, NJ
	Planned Activities	24 hour crisis intervention and suicide prevention hotline. 80+ volunteers including telephone workers, mental health professional back up support team & clerical staff.

18	Project Name	Counseling & Childcare Services
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	LBI Community Center: Childcare and counseling services for low/mod families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200 low/mod income residents
	Location Description	Southern Ocean County, NJ
	Planned Activities	Counseling & child services for low/mod income residents
19	Project Name	Food Distribution
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Ocean Hunger Relief: Distribution of emergency food throughout Ocean County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	40,000 low/mod residents
	Location Description	Ocean County, NJ
	Planned Activities	Delivery of emergency food packages to people and families in crisis.
20	Project Name	Delivery of Emergency Food
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	

	Funding	:
	Description	Foodbank of Monmouth/Ocean Counties: Distribution of emergency food throughout Ocean County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	42,000 low/mod income residents.
	Location Description	Ocean County, NJ
	Planned Activities	Delivery of emergency food to over 100 food pantries throughout Ocean County.
21	Project Name	Assist Elderly, Disabled & Homebound
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Interfaith Health & Support Services: Services for homebound seniors.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	600 low/mod income residents
	Location Description	Ocean County, NJ
	Planned Activities	Supportive home services to the frail, elderly and homebound enabling them to live independently in their homes.
22	Project Name	24 Hour Emergency Hotline & Shelter
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Providence House: 24 hour emergency hotline and shelter for abused, neglected & abandoned children

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	260 low/mod income residents
	Location Description	Ocean County, NJ
	Planned Activities	Emergency shelter and 24 hour crisis hotline for victims of domestic abuse.
23	Project Name	Abused, Neglected & Abandoned Children
	Target Area	
	Goals Supported	Public Service Activities
	Needs Addressed	
	Funding	:
	Description	Ocean's Harbor House: Abused and neglected children services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	6800 children
	Location Description	Ocean County, NJ
	Planned Activities	Services for homeless, abused, neglected and abandoned youth including emergency shelter, food, clothing, crisis hotline and drop-in services.
24	Project Name	Rehabilitation; Single Unit Residential
	Target Area	
	Goals Supported	Housing Rehabilitation Public Service Activities
	Needs Addressed	Modernization of Rental Public Housing Stock Rehabilitation of Housing
	Funding	:
	Description	Homes for All: Emergency housing rehabilitation program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	50 low/mod income residents
	Location Description	Ocean County, NJ
	Planned Activities	Rehabilitation of substandard housing for low income homeowners.
25	Project Name	Rehabilitation; Single Unit Residential
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Modernization of Rental Public Housing Stock Rehabilitation of Housing
	Funding	:
	Description	OCEAN Inc: Emergency housing rehabilitation program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	17 elderly, disabled and income eligible residents
	Location Description	Ocean County, NJ
	Planned Activities	Provide housing rehabilitation to elderly, disabled and income eligible residents throughout Ocean County.
	26	Project Name
Target Area		
Goals Supported		
Needs Addressed		
Funding		:
Description		Barnegat Township: Transportation Bus Services
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		10,000 low/mod senior citizens and/or disabled residents.

	Location Description	Barnegat Township, NJ
	Planned Activities	Free transportation service for residents. Curb-to-curb allows residents to attend medical appointments, social service appointments, shopping and other necessary appointments within Barnegat and neighboring Manahawkin Township.
27	Project Name	Transportation Bus Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Stafford Township: Transportation Bus Services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10,000 low/mod residents
	Location Description	Stafford Township, NJ. Door to door service throughout town and two regular routes that traverse the town continually.
	Planned Activities	Free transportation service for residents, the majority of which are low/mod and senior citizens.
28	Project Name	Housing Assistance
	Target Area	
	Goals Supported	Public Service Activities Homeless Assistance
	Needs Addressed	Rental Assistance for Extremely Low & Low Income Rental Assistance for Homeless & Special Needs
	Funding	:
	Description	Hometown Heroes: Provide transition housing, rental & mortgage assistance to low/mod income families
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	low/mod income families
Location Description	Ocean County, NJ
Planned Activities	Provide transition housing, rental & mortgage assistance to low/mod income families

AP-50 Geographic Distribution – 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 geographic locations of the areas to receive assistance are indicated in the attached "Listing of Proposed Projects" during the fiscal year. Included in the Project Summary are projects in "Designated Target Neighborhoods" (DTN's), which are determined by HUD as exceeding 51% of the low/moderate census tract and block group areas. The rationale for prioritization of investment geographically is income and community development needs. Other factors considered in determining geographic location are severity of the condition to be addressed and environmental development factors.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County of Ocean undertakes affordable housing production activities which include housing rehabilitation, emergency home repair, emergency weather-related repairs, first time homebuyers assistance and development of affordable rental housing through qualified CHDO's. Long term objectives for housing needs are identified in the Action Plan. Achievement of these needs is clearly dependent upon the availability of local, State and Federal resources. The Consortium has identified the following objectives during the next year:

One Year Goals for the Number of Households to be Supported	
Homeless	32
Non-Homeless	10,530
Special-Needs	22
Total	10,584

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	105
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	140

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental Assistance

The County of Ocean will continue to provide twenty-four (24) month subsidies to low and very low income eligible individuals funded through the Tenant-Based Rental Assistance Program. Since the inception of the program, approximately six hundred and fifty-one (651) families have been provided rental subsidies. It is anticipated that sixty-five (65) families will receive rental assistance in FY 2014. The average rental subsidy provided is \$923.00 per month for a 24-month period.

Housing Rehabilitation

The County has a CDBG funded housing rehabilitation program to provide moderate rehabilitation,

under the recently increased threshold of \$20,000, to bring units to State and local code for income qualified households. The County also has a HOME funded housing rehabilitation program to provide substantial rehabilitation to area dwellings. In March 2008, each of the above rehabilitation project cost thresholds was increased; that reflects the cost increase in housing and materials supplies. Since 1994, approximately six hundred and fifty-one (651) housing units have been rehabilitated under the CDBG housing program and two hundred and fourteen (214) housing units have been rehabilitated under the HOME housing program. It is anticipated that fifteen (15) CDBG units and four (4) HOME units will be rehabilitated with FY 2014 funds.

Direct Homeownership Assistance

The County will continue to provide down payment and closing cost assistance to income qualified first-time homebuyer applicants. The County continues to work with our participating lending institutions in promoting the Section 8 to Homeownership Program and working with affordable housing agencies to leverage County funds with the purchase of an affordable housing units. Four hundred and forty families have received down-payment and closing cost assistance for a home purchase through the County's First Time Homebuyers Program. It is anticipated that twenty-two (22) households will be assisted in FY2014.

AP-60 Public Housing – 91.220(h)

Introduction

The Lakewood Township Housing Authority's Rental Assistance Program, the Housing Authorities of Berkeley and Brick, and the NJ Department of Community Affairs has a waiting list of people in need of housing assistance. Each list is arranged in a first-come, first-served order according to date and time. All of these agencies have closed their waiting lists. In addition, the Lakewood Affordable Housing Authority and the Housing Authorities of Berkeley and Brick Townships administer Section 8 funds.

The County will continue to work with the Lakewood Housing Authority, Lakewood Township Housing Authority's Rental Assistance Program, the Housing Authorities of Berkeley and Brick Townships, and the NJ Department of Community Affairs in an effort to close the gap on availability of units. This working relationship is strengthened by the participation of the PHA's on the CHAC committee.

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

The County will continue efforts to improve the existing coordination activities, specifically through the HOME Program, among all levels of government including with the entitlement cities of Brick, Jackson, Lakewood, and Toms River through their participation in the Consortium. Specific goals of the Consortium are:

- Improving the coordination between the County Planning Department, Toms River Township Department of Engineering and Community Development, the Brick Housing Program Administrator, Lakewood Township, Jackson Township and the County's remaining twenty-nine (29) municipalities that participate in the CDBG Program
- Maintaining the supply of affordable housing within the County
- Providing technical assistance to local organizations that address or propose to address local housing needs

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

The Planning staff has surveyed, in prior years, the individual public housing authorities regarding their plans to introduce specific activities to encourage involvement of the residents in management and to encourage their participation in home ownership. The area public housing authorities recognize the importance of participating in activities that encourage and promote the ability of their residents to control their own lives through initiatives such as resident management, homesteading and ownership of public housing, promoting a drug-free environment, enforcing fair housing law by providing needed resources for timely and effective investigation, and resolving all fair housing complaints. The County Fair Housing Officer and the delegated township representative handle complaints regarding fair housing.

The NJ Department of Community Affairs does conduct training sessions throughout the State to increase awareness upon the Executive Directors of public housing authorities (PHAs) to recognize and address the housing and service needs of its PHA residents. The State will also continue to develop training programs that assist public housing residents to understand their rights and responsibilities as residents of public housing. The training will focus on self-management for public housing residents.

Since the program's inception, the Planning Department has provided daily activities that assist residents in regards to concerns and to problems with discrimination, tenant rights, and related matters under the Fair Housing Laws. The Fair Housing Officer also regularly directs public inquiries regarding affordable housing to appropriate local non-profit organizations, churches, community organizations and/or government agencies for program waiting lists, emergency housing placement and many other housing concerns; for example, calls from the public, mostly with regard to rental assistance, housing rehabilitation, and emergency housing and eviction. In addition, the County staff will continue to conduct outreach activities as part of the County's efforts to further fair housing. These activities will serve to increase public awareness of the basic fair housing issues.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The CoC and the Five-Year Consolidated Plan are the fundamental principles that guide activities for homeless services within Ocean County. The County's CoC system will continue to address emergency shelter and transitional housing needs to help homeless persons make the transition to permanent housing and to prevent low income individuals and families with children from becoming homeless. The CoC seeks to address the chronically homeless population through coordination with traditional service providers, faith-based organizations, and community-based organizations in a unified approach of outreach, engagement, treatment and linkages to mainstream programs and services as well as other services appropriate for individuals and families. Service provider's administer and distribute provisions of food, provide emergency shelter, and other tangible services to homeless individuals and families with children.

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

The first and most important step in our strategy for eliminating chronic homelessness is to increase intensive outreach services in order to identify the individuals and to assist them in overcoming their resistance to services. This process to increase outreach began with Lakewood Community Services and Preferred Behavioral Health. Substance abuse treatment services have increased through a coordinated effort with Southern Ocean County Hospital, South Jersey Initiative Fund, and Ocean Mental Health in southern Ocean County. Additional substance abuse treatment services are being developed through St. Barnabas Behavioral Health Center and Preferred Behavioral Health. The Ocean County Board of Social Services (OCBOSS) and the Programs for Assistance for Transition from Homelessness (PATH) programs have entered into an agreement that allows the PATH to receive referrals of homeless individuals with a mental health diagnosis from the OCBOSS. The PATH can outreach, assess and assign a diagnosis to the homeless individual if necessary. This process has increased substantially the PATH's specialized and intensive services to the number of chronically homeless mentally ill individuals.

The following services are being used to assist in homelessness prevention:

- Back-rent, Mortgage, and Utility Payments to Prevent Homelessness
- Rental Subsidies to Prevent Homelessness
- Food Assistance
- Security/Utility Deposits
- Case Management
- Counseling and Legal Services

- Home Repair/Rehabilitation
- Support Services

Addressing the emergency shelter and transitional housing needs of homeless persons

Community Development Block Grant Program funds are directed to the following activities to expand supportive services, handicap accessibility to buildings and housing, transportation needs, and the non-housing needs of the mentally ill, elderly and disabled. Architectural and material barrier removal will be undertaken in several municipalities.

There are a variety of supportive housing programs throughout Ocean County. The populations that are identified as special needs individuals are the elderly, individuals with disabilities, substance abuse, HIV/AIDS, Homeless Youth, and Victims of Domestic Violence. The CEAS and the Human Services Advisory Council (HSAC) are the two lead entities which promote the development of the service strategy for the homeless and special needs individuals. The County provides twenty-four (24) hour coverage for emergency sheltering, crisis intervention, street outreach to homeless/troubled youth, chronically and severely mentally ill individuals and homeless veterans. The system in place supports the move to permanent housing through various transitional sites, rental subsidy programs, supportive services and a county wide emergency food system.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CEAS/CoC members work with various institutions and agencies to avoid the discharge of homeless individuals 'to the street'. In New Jersey, health care institutions such as acute care hospitals are required to provide a safe discharge plan for each in-patient. Liaisons have been established between the local acute care hospitals and the local private psychiatric facility and the Ocean County Board of Social Services (OCBOSS) to pre-screen individuals prior to discharge to determine if they are receiving or eligible for TANF, General Assistance or Supplemental Security Income emergency assistance. Other individuals may be assisted through OCBOSS for the Homeless Program. Veterans are referred to the local agency, Vetwork, who provides sheltering and domiciliary care. Individuals discharged from State psychiatric hospitals are assigned a liaison with one of two mental health agencies in Ocean County who then work to develop a discharge plan with the facility.

Individuals are referred to the OCBOSS if they need financial assistance and/or sheltering after being released from the County jail. The Mental Health Coordinator attends the CEAS committee and has a liaison with the OCBOSS for assistance with inmates with unique needs, e.g. nursing home placement. If

needed, the OCBOSS will go to the jail to take applications. The OCBOSS also has a liaison with the Drug Court Coordinator to insure that any individuals accepted into that program can access programs and services through the OCBOSS.

The State Division of Youth and Family Services is responsible for developing discharge plans for those youth 'aging out' of the foster or residential care system. Prior to leaving those systems a plan must be in place to insure that the youth will be housed.

Representatives from the CEAS are working with the State Department of Health and Senior Services (DOHSS) to develop clearer guidelines for discharge practices from all acute and long-term (i.e. nursing homes) care institutions. As the government agency responsible for licensing and regulatory compliance issues, the DOHSS is also available to the local community to review what may be unsafe discharges and, if necessary, require the institution to re-admit the patient.

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 Ocean County CoC has adopted the NJ Policy Academy's plan to end homelessness; a statewide discharge planning policy that prevents homelessness through more effective coordination and outreach among State agencies, including corrections, mental health, youth services and public health. The premise of the plan is to link individuals to appropriate services, housing, and employment opportunities. The Policy Academy Team includes representatives from the New Jersey Departments of Community Affairs and Human Services, the Housing and Mortgage Finance Administration, the Corporation for Supportive Housing, the New Jersey Alliance to End Homelessness, the Director of the NJ Veterans' Administration Homeless Services, the New Jersey County Welfare Directors Association, and representatives from homeless provider organizations.

A subcommittee of the Policy Academy Team which includes representation from the Departments of Community Affairs, Corrections and Human Services is charged with developing a comprehensive statewide discharge policy and has begun to strategize a policy as it pertains to the work of the Re-entry Policy Academy and its focus on ex-offenders re-entering communities. Through Department of Human Services representation on the CEAS/CoC input into the plan and monitoring of progress will be accomplished.

Following is additional information on specific types of facilities:

Discharges from Psychiatric Facilities - Public and private psychiatric hospitals in New Jersey are

required to have discharge plans in place that alleviates a discharge 'to the streets.' The County's CEAS/CoC committee have members representing the community mental health agencies who operate the Intensive Case Management programs for individuals being discharged from psychiatric facilities. These agencies also have liaisons to the psychiatric facilities that receive referrals on individuals about to be discharged. In addition, the OCBOSS offers training to its discharge staff and local private psychiatric hospital about how to inform a potential discharged patient about accessing mainstream programs and emergency shelter programs prior to discharge. In Ocean County, one of the major problems is with discharge from psychiatric facilities where family members agree that the patient can live with them and then after a short period of time - possibly days - indicate that the individual can no longer stay with the family. The situation can be a chronic problem, however, the OCBOSS is charged with the responsibility to eliminate/alleviate this occurrence with the Mental Health Board, mental health agencies, and the psychiatric facilities.

Discharges from Jail - The County has liaisons to facilitate mainstream program and emergency shelter eligibility when possible prior to discharge between the jail and the OCBOSS. When an individual is released from jail, personnel from the jail provide information on how to access an emergency shelter after hours through the OCBOSS's after-hours program. Staff training and networking are provided on a regular basis. Additional liaisons are available to the Ocean County CoC because of its involvement in the statewide collaborative for HMIS established through the State Department of Corrections.

Discharges from General Hospitals - The OCBOSS has staff stationed in two of the hospitals who assist eligible patients in applying for all emergency shelter programs. In addition, The OCBOSS offers training to its discharge staff and hospital emergency room staff about accessing mainstream programs and emergency shelter programs. The OCBOSS's after hours program can assist a daily discharge at random hours from an area hospital facility.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The County is committed to assisting its municipalities and residents by facilitating the available resources to build viable neighborhoods and by fostering self-sufficiency for individuals and families. The County meets regularly with agencies that represent a cross-section of social service agencies (from local welfare agencies to non-profit organizations, etc.) dedicated to actions that reduce barriers to affordable housing, including anti-poverty strategies.

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

The County works with several private organizations that ameliorate poverty by removing barriers to affordable housing:

O.C.E.A.N., Inc. - Provides program activities that relate to affordable housing, including the identification and overcoming barriers to self-sufficiency, income assistance, employment crisis resolution, literacy training, economic development initiatives (job training opportunities), encourage investing in communities through local Community Board involvement, enhance public programs that hire within, increase business ownership, build partnerships that promote and address shared objectives and to coordinate strategies that delivery of necessary services in furthering fair and affordable housing.

Housing Authority of Brick Township - Provides homeownership through its Family Self-Sufficiency Program; a phased approach to self-sufficiency that develops job skills for a future income path to sustain a home purchase. Participants are referred to an apprenticeship programs that sustains a linkage between the case management aspect and job development aspect of this program.

Homes for All - Provides affordable housing and support services for low and moderate income families in Ocean County.

OCBOSS - Provides a variety of services to address the problems of the most vulnerable residents. These programs include: housing assistance, low-income energy assistance, child-care, domestic violence referrals, disabled individuals, case management TANF, food stamps and adult protective services. Economic development and self-sufficiency are fostered through employment, education and life skills program offered in coordination with community-based organizations and the educational system.

Ocean County Office on Aging – Provides information and referral services to a senior population group.

Private Industry Council (PIC) – Provides specific training programs that identify the employee needs of the region and job placement services for income eligible candidates.

REACH Program - Increases the employment skills of participants by providing job training, interview and job search assistance, child-care assistance, and transportation to promote self-sufficiency of individuals receiving welfare.

Solutions to End Poverty Soon (STEPS) - Supports economic development activity that strengthens the job base and job opportunities for low-to-moderate income persons. This agency maintains a contact list of accessible agencies offering work opportunities for low-to-moderate persons.

Vocational and Technical School System - Provides specialized training to non-college bound students and to adults seeking career changes.

Economic Development - Several of the larger municipalities provide information and technical assistance to promote economic development within their boundaries.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

This section of the Action Plan addresses actions planned in regards to:

- addressing obstacles to meeting underserved needs
- fostering and maintaining affordable rental housing
- reducing lead-based paint hazards
- reducing the number of poverty-level families
- developing institutional structure
- enhancing coordination between public and private housing and social service agencies

Actions planned to address obstacles to meeting underserved needs

The CEAS Committee is the lead entity for the planning of services for the homeless or the at-risk of becoming homeless persons in Ocean County. This Committee takes an active role to identify and to address the obstacles to meeting the needs of the underserved. The CEAS meetings address the service delivery system for homeless prevention, emergency sheltering, transitional and supportive services, preventive services, and emergency food. These meetings are the county-wide forum to identify, address, and review problems with system linkages that try to service the needs of the underserved. A Continuum of Care (CoC) Plan is submitted each fiscal year to HUD for funding considerations. The primary concern is with the continuation of existent programs in the County and the need for operating dollars to keep these programs available to the clients until on-going sources of funding can be identified.

Ocean County's underserved includes the elderly and the frail elderly, individuals with HIV/AIDS, individuals with physical or mental disabilities, homeless, youth, and extremely low-income households. The County continues its Five-Year Consolidated Plan to address the needs of the underserved populations through the following efforts:

- Supportive housing for the elderly and frail elderly. Seniors housing needs are met through various means: senior only units in various senior housing projects, rental assistance, and senior referral and socialization service access. Additionally, the Ocean County Hunger Relief agency provides daily meals to seniors, including homebound seniors.
- Homelessness prevention services to transitional housing and households with tenant-based rental assistance and other forms of emergency housing and utility assistance.
- Supportive housing to rehabilitate and to improve that housing for the physically or mentally disabled. Any development must comply with the American with Disability Act, as applicable.
- Funding CDBG and CoC programs for individuals and families with children in a homeless condition and an at-risk situation.

- Funding the County's Housing and Public Service programs that offer resources, such as tenant-based rental assistance, housing rehabilitation and rental assistance, public safety, medical/dental care, and family counseling, to the very-low income of Ocean County.

Actions planned to foster and maintain affordable housing

The Ocean County Affordable Housing Strategy is outlined below:

OBJECTIVES - Expand the supply of affordable rental housing

- FUNDING SOURCES - HOME Program Funds | CHDO Matching Funds | Lenders | Developers | Foundations
- ACTIVITIES - New Construction | Acquisition | Rehabilitation
- TARGET POPULATION - Low-to-moderate income households, including very-low income renters

OBJECTIVES - Expand ownership opportunities for first time homebuyers

- FUNDING SOURCES - HOME Program Funds | Lenders | Buyer Contributions | Private Contributions | State Funds
- ACTIVITIES - Down payment and Closing | Cost Assistance | Homebuyers Education | Housing Counseling
- TARGET POPULATION - Low-to-moderate income households

OBJECTIVES - Preserve and improve the existing housing stock for sustainability

- FUNDING SOURCES - HOME Program Funds | CDBG Program Funds | Existing Property Owners
- ACTIVITIES - Rehabilitation of single family owner occupied residential units to bring to State and local code
- TARGET POPULATION - Low-to-moderate income households

OBJECTIVES - Provide rental assistance for very low income families

- FUNDING SOURCES - HOME Program Funds | Tenant Contribution
- ACTIVITIES - Tenant-based rental assistance (24 month rental subsidies)
- TARGET POPULATION - Low-to-moderate income renters

OBJECTIVES - Reduce homelessness

- FUNDING SOURCES - Continuum of Care funding | Social Service Agencies
- ACTIVITIES - Development of permanent housing with support services
- TARGET POPULATION - Homeless families and individuals

OBJECTIVES - Provide supportive housing for seniors and individuals with special needs

- FUNDING SOURCES - Continuum of Care funding | Social Service Agencies
- ACTIVITIES - Development of supportive housing | Provision of support housing
- TARGET POPULATION - Low income seniors | Individuals with disabilities and special needs

OBJECTIVES - Remove impediments to fair housing

- FUNDING SOURCES - County of Ocean | Anti-Poverty Agencies | Social Service Agencies
- ACTIVITIES - Education | Counseling and Outreach | Investigation | Enforcement | Advocacy
- TARGET POPULATION - Racial and ethnic minorities | Families | Individuals with disabilities

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

The County of Ocean undertakes affordable housing activities, including housing rehabilitation, emergency home repair, emergency weather-related repairs, first-time homebuyers assistance and development of affordable rental housing, through its qualified CHDOs (wavier granted for 2013 - 2014). The Action Plan does identify the long-term objectives, funding sources, activities, and the target population for housing needs.

Actions planned to develop institutional structure

The Ocean County Department of Planning will continue to administer all CDBG subgrants, including the CDBG-funded Housing Rehabilitation Program and the HOME Program. The Planning Department will continue to serve as the liaison with the State Planning office, COAH, local municipalities, and private and non-profit housing developers. The County will continue to monitor municipal progress in meeting "fair share" obligations and to provide advisory and review functions regarding Fair Housing Act activities. The County Planning Department also employs a Fair Housing Officer who is available to handle violations and disputes and to provide public outreach regarding issues concerning Fair Housing.

In addition, the Ocean County Department of Human Services and the OCBOS will continue to work toward improving the delivery and coordination of human services in the County. The Office of Senior Services, the Office for the Disabled and the Veteran's Bureau are also expected to continue current services for their particular populations. There are a variety of Federal and State initiatives related to the "Reinventing Government" theme that will impact the delivery of services to the community. One example is the enactment of the NJ Family Resource Development Law, which will require the creation of a one-site resource center of human services and related services for needy residents. There is a similar one-stop shopping proposal related to the provision of employment and unemployment services

as well as job training opportunities.

The Ocean County Housing Advisory Committee (CHAC) provides a forum for discussion among various governmental agencies involved in the provision of housing-related social services. The Committee has representation from the Directors of the Ocean County Board of Social Services (OCBOSS) and the Ocean County Department of Human Services, the local housing authorities, and non-profit providers. In addition, the Planning staff participates in the regular meetings of the Ocean County Comprehensive Emergency Assistance Systems Committee (CEAS) which is comprised of approximately fifty (50) members from various social service agencies.

The County Planning Department works closely with local financial institutions to create a First-Time Homebuyers (FTHB) Program that leverages HOME funds so that a single-family dwelling can be purchased by a low-to-moderate income individual and family. To coincide with the FTHB Program, the County has also implemented the American Dream Downpayment Initiative (ADDI). This program aims to provide an opportunity for homeownership to a person of lower income and the minority population. This program is another method to homeownership.

The County works closely with local non-profit organizations to actively encourage housing programs for the low-to-moderate income individuals and families throughout Ocean County. Several organizations qualify as Community Housing Development Organizations (CHDOs): Homes for All, Inc., Ocean, Inc., Ocean Mental Health, Ocean Housing Alliance, Inc., Lakewood Affordable Housing Corporation, and Homes Now, Inc.

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

During the development phase of the Action Plan, the County commits its resources to participate in discussions on how viable neighborhoods can be built in its municipalities and to foster self-sufficiency for individuals and for families with public and private housing and social service agencies. For example, the County Housing Advisory Committee (CHAC) committee, the County Comprehensive Emergency Assistance Systems Committee (CEAS) committee, the Continuum of Care (CoC) committee conduct several meetings as a strategic opportunity to facilitate coordination between the government, the public and private housing agencies, and the social service providers on anti-poverty issues. The CEAS committee is composed of approximately fifty-two (52) members representing a cross-section of social service agencies in the County from local welfare agencies to non-profit organizations.

Discussion

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

Introduction

In FY 2014, the County of Ocean anticipates the receipt of \$1,226,499.00 in CDBG funds, which includes \$182,583.00 specifically allocated to the Township of Jackson, but administered by the County of Ocean. Funding is conditioned upon final approval from HUD. A total of thirteen (13) non-housing activities are contained in the CDBG component of the Action Plan FY 2014 along with thirteen (13) public service activities.

The non-housing needs of the Urban County (29-participating municipalities) include a variety of project activities which have been ranked high, medium and low through the input of the twenty-nine (29) participating municipalities in the Urban County. All housing and non-housing elements meet one of the national objectives established by the Federal government, as well as, one of the County's three-year objectives. All CDBG funds allocated to activities benefit low and moderate income households.

High Priority - activities include: removal of architectural barriers/accessibility needs, drainage and roadway improvements, childcare and code enforcement.

Medium Priority - activities include: construction/reconstruction of necessary infrastructure systems, provision of senior citizen facilities, rehabilitation of existing parks and recreational facilities, construction or upgrading of neighborhood facilities, and new or expanded public services to address the County's low income population including special target populations such as veterans and individuals with disabilities.

Low Priority - activities include addition or rehabilitation of facilities to house public service activities, which are directed to low income individuals.

The long-term objectives to be achieved during the scope of the Action Plan were determined by an analysis of the historical investment of CDBG funds and projected needs.

Public Facility Needs – Neighborhood Facilities, Parks/Recreation Facilities, Senior Facilities, and other

Public Facilities.

Infrastructure Improvements – Flood Drainage Improvements, Water Improvements, Street Improvements, and Sidewalk Improvements.

Public Service Needs – Transportation Services, Fair Housing Counseling, Childcare Services, Senior Services, Veterans Services, handicapped Services, and other public service needs.

Accessibility Needs – Accessibility needs.

Other Community Development Needs – Code enforcement.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	50,000
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:	50,000

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:

The following are the program allocation awards:

- \$400,000.00 for rental subsidies through the Tenant Based Rental Assistance Program.

- \$140,000.00 for substantial rehabilitation of substandard single family residential units.

- \$220,000.00 for down payment and closing cost assistance for first-time homebuyers.

- \$150,000.00 for development of affordable rental housing by qualified Community Housing Development Organizations (CHDO).

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:

Recapture Provision

The County complies with § 92.254 and has developed resale and recapture guidelines for its HOME funded programs. The First-time Homebuyers Program offers a direct subsidy of \$10,000.00 for down payment and closing cost assistance secured by a deferred loan, mortgage and mortgage note with an affordability period of six (6) years. The County's program guidelines contain the following recapture provision: If the home transfers title within the six (6) year affordability period, the HOME recipient is subject to recapture of the entire amount of the HOME funded direct subsidy. There is

no interest associated with the repayment. All recaptured funds will be reallocated into the HOME Program. If the HOME recipient maintains ownership of the home for the entire six (6) year affordability period, the lien is forgiven. With regard to the Housing Rehabilitation Program, home improvements are provided to eligible homeowners in the form of a Deferred Loan Agreement, which creates a ten-year (10) lien on the property. If the property transfers ownership within ten (10) years, the County will recapture all or a portion of the HOME funds associated with the project. The County's program guidelines contain the following recapture guidelines; a reduction of repayment during the affordability period, depending on how long the loan was in effect. For the first five years of the affordability period, any change of title will constitute the full recapture of the HOME assisted funding. Thereafter, repayment is prorated as follows: six (6) years - 80% repayment, seven (7) years - 65% repayment, eight (8) years – 50% repayment, nine (9) years – 25% repayment and ten (10) years – 0% repayment. There is no interest associated with these loans. If the homeowner remains in the home for the full term of ten (10) years, the lien is forgiven. All recaptured funds will be reallocated into the HOME Program. Funding for the Tenant-Based Rental Assistance Program is provided to participants in the form of a grant as a rental subsidy; therefore, there is no resale or recapture provision associated with this program.

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:

The CHDO Program guidelines and Agreements also state that housing units assisted with HOME funds must meet the affordability requirements set forth in 24CFR 92.252 and shall be enforced by a deed restriction on the property. The deed restriction shall be duly filed with the Ocean County Clerk. Affordability restrictions remain in force regardless of transfer of ownership.

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: