

Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (OCPD) requires the Township of Brick as a recipient of federal entitlement grant funds to develop an Action Plan annually that describes the Township's community development priorities and goals, based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and other available resources.

The Brick Township Community Development Block Grant (CDBG) program assists low- and moderate-income persons and families through its local housing rehabilitation program & local charities, other non-profits and public service groups. The program has also assisted in the development of infrastructure in qualified neighborhoods and eliminated barriers for people with disabilities. The program has been active in Brick Township since the early 1990's and has helped many residents of the jurisdiction in their housing, social services and community needs.

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 Township of Brick's One-Year Action Plan coordinates all elements of community development including rehabilitation of housing, public facility reconstruction and development and public services into a single plan utilizing Block Grant (CDBG) funds. The Ocean County Housing Consortium is the point of contact regarding the HOME Investment Partnerships Program and the Homeless Needs Assessment as the County has the resources and programs to address those needs. Brick and its residents in need are the beneficiaries of the County program and a regular participant of the Consortium.

The Action Plan sets forth the Township's plan to pursue the overall goals of the community development and planning programs of the Department of Housing and Urban Development (HUD). Those goals are:

- To provide decent affordable housing;
- To establish and maintain a suitable living environment; and
- To expand economic development opportunities primarily for persons of low- to-moderate income; and
- To facilitate the maintenance and improvement of dwellings occupied by low an moderated income households; and
- To provide critical services to the homeless, disabled and those in the community unable to sustain themselves.
- To improve and repair public infrastructure and facilities that serve low and moderate income individuals

The Annual Action Plan serves the following functions:

- A planning document for the Township, based on a participatory process;
- An application for federal funds to improve accessibility, affordability and suitability to decent housing, living environments and economic opportunities.

3. Evaluation of past performance

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

Past performance of the CDBG program can be measured in units completed through the local housing rehabilitation program and persons, public improvement projects serving eligible neighborhoods or groups and families assisted through the public service line item of the program. Performance of contemplated or ongoing community development or housing projects and activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to track success and completion of program goals as well as identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by staff:

- Performance monitoring
- Financial monitoring
- Compliance with the Davis-Bacon Act
- Environmental Review Compliance
- Federal and State program reporting
- Federal Stimulus Job creation reporting
- Minority Business Enterprise reporting

Other Areas of Compliance: The Division of Land Use operates in accordance with the monitoring plan developed for CDBG programs under the most recent HUD monitoring, including an annual single audit in conformance with OMB Circular 133-A. The Township's Division of Land Use monitors all activities of the program on a regular basis. The past performance of the Subrecipients in the public service group has shown large numbers of individuals and families benefitting from the programs in contrast to the limited funding available to those nonprofits. We will continue to fund as many public service organizations as possible as the practice provides the most favorable cost benefit ratio of any program. The need for housing rehabilitation remains consistent in Brick and is growing more prevalent as the Township contains a significant amount of senior housing most of which is between 30 and 40 years old and in need of repairs. Many of the residents in these communities have aged in place, are on a fixed income and can no longer afford critical maintenance on their homes.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Brick Township is a member of the Ocean County Consortium and participates in their Public Hearings and the sharing of public comments. In addition, Brick holds two of its own public hearings to solicit comments, one during the 30 day public comment period on the draft plan and one at the end of the 30 day comment period. The Ocean County Housing Consortium held a predevelopment Action Plan public hearing on December 12, 2017 in which Brick participated. No one from the public was in

attendance and no comments were received. On April 3, 2018 the Ocean County Consortium held a public hearing to solicit comments on the Draft Action Plan. Brick participated in the County's Hearing. During the 30 day comment period on the Action Plans, the Plans were available for review on the County's website as of March 19, 2018 and a hard copy of Brick's Draft Action Plan was available in the Municipal Building, in the Township Clerk's Office. Brick held two public hearings in the municipal building to solicit comments on the Draft Action Plan, one was on March 19, 2018 and the second on April 6, 2018. A second public hearing was held by the County Consortium on June 20, 2018 at the Freeholders Meeting prior to the Plan's adoption. The Township was in attendance at the meeting and the County will forward public comments to the Township that are relevant to Brick's Program.

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.

No Comments were received from the public at the County or Township Hearings.

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

There were no comments from the public that were not accepted

7. Summary

The Annual Action Plan is a comprehensive process which sets forth the reasons for and the levels of support for each project. In coordination with staff, Township administration, the Mayor's office and the general public, the planning process endeavors to identify feasible objectives and match resources accordingly. True success can be achieved through the program when realistic planning objectives are matched with available funding to accomplish stated goals. The work involved in the development of the Annual Action Plan is that process.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		Township of Brick - Division of Land Use , Departm

Table 1 – Responsible Agencies

Narrative

The Township of Brick, Division of Land Use is the point of contact and the Chief Administrative agency for the Brick Township HUD Community Development Block Grant (CDBG) program. Rehabco, Inc. previously performed the CDBG administrative tasks for the program and had been management agency for the local Housing Rehabilitation Program and Public Service Activities until August, 2015. The Program has since transitioned over to the Township.

The CDBG program is now headed by Township Planner, Michael Fowler, through the Township’s Division of Land Use located in the Brick Township Municipal Building. The Program is also supported by Assistant Township Planner, Tara Paxton, who is also the Township's Grants Administrator. As of August 2015, the daily operational control of the program and the administration of the local housing rehabilitation program also came under the direction of the Township. In addition, the Township is now responsible for coordinating all public facility projects, ensuring eligibility and verifying that the disbursement of public service program funds to Sub-recipients primarily assists very-low and low-moderate income persons in the community and carrying out the overall Administration of the Program, including annual reporting, monitoring and plan preparation.

Consolidated Plan Public Contact Information

The Program contacts are now Michael Fowler, AICP/PP Principal Planner, Township of Brick, 401 Chambers Bridge Road, Brick NJ 08723, Phone (732) 262-1042 - email: mfowler@twp.brick.nj.us and Tara B. Paxton, AICP/PP Assistant Township Planner, Phone 732-262-1039 – Ext 1344 – email: tpaxton@twp.brick.nj.us.

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

1. Introduction

The County of Ocean, on behalf of the Consortium and participating municipalities conducted significant consultations with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care (CoC) in preparing their Action Plans. The County held many public input meetings attended by Brick representatives to facilitate development of the 2018 Action Plan and previous Action Plans. In addition, as previously noted, Brick has sought additional public input individually, holding its own public hearings. The County, Brick Township and key stakeholders recognize that strong collaboration is vital to ensuring community needs, and in particular, the needs of low-income communities, are addressed.

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

The Ocean County Housing Consortium, together with the Ocean County Board of Freeholders, support many of the identical public service organizations that the Township of Brick endorses. These agencies benefit those in need, particularly those who are considered very low, low and moderate-income residents. Such groups include assistance to the frail elderly, youth services, domestic violence support organizations, persons with disabilities and veterans.

Through a collaborative relationship, Brick Township has worked with Ocean County Housing Consortium and its stated HUD programs and activities and has worked with the County to develop its long-term Consolidated Plan strategy and each of the One Year Action Plans with the advice and input of various concerned citizens and groups.

Brick has a Public Housing Authority that provides affordable housing to the elderly and those with disabilities. The Township does not support the Housing Authority with CDBG Funds. It should be noted that there are nearly 200 and possibly more than 300 U.S. H.U.D. Section 8 units that are managed through either the Brick Housing Authority, Ocean County Division of Social Services and the New Jersey Department of Community Affairs that are located in the Township.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County, on behalf of the Consortium and participating Municipalities such as Brick, has significantly increased its efforts towards coordination and collaboration across systems of care in an effort to serve the most “at-risk” residents including the homeless, those at-risk of becoming homeless, veterans, and unaccompanied youth. As a part of 2018 Action Plan planning cycle, the County of Ocean will utilize the Analysis of Impediments to Fair Housing Choice (AI) to identify where underserved populations are located and concentrated.

The County has made progress in implementing the HUD mandate and national best practice of establishing a Regional Coordinated Assessment System. The stakeholders have adopted guiding principles and a common assessment tool that will allow a shared understanding of needs by service providers. Under the Action Plan, individuals and families will be referred to services based on the outcomes of a common assessment of needs, a mutual and comprehensive understanding of each program’s requirements, the target population served by each program, and the number of available beds and services. Once a homeless individual or family has accessed the system, they receive a variety of services designed to help find permanent housing, education, employment, and/or additional public assistance as needed. A variety of housing options are provided including transitional living, emergency shelter for single women and families, rapid re-housing, and affordable housing (based on unit availability).

Individuals and families also receive employment training, job search assistance, and assistance preparing for and taking the GED. Homeless children and youth (under 24 years of age) are provided with medical services. The Veterans Service Bureau offers supportive services to veterans and their families that focus on identifying Veterans Affairs (VA) benefits and additional public benefits such as housing counseling services, health care services

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

The Ocean County Homelessness Prevention and Assistance Coalition (HPAC) is a voluntary association that provides information, services, and advocacy for and on behalf of Ocean County's homeless population. HPAC works to ensure that people who experience homelessness or are at imminent risk of homelessness will have access to community resources to resolve their immediate housing crisis and facilitate transition from homelessness to stability in permanent housing as rapidly as possible.

The Township, along with a number of its funded Public Service Entities coordinate with the County HPAC and Board of Social Services to direct those in need to the services most convenient and suitable to their situation.

The Township of Brick does not receive ESG Funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	OCEAN COUNTY
	Agency/Group/Organization Type	Other government - County
	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?	Coordination with the Board of Social Services occurs directly through the Ocean County Planning Department, the Township of Brick and the majority of the twelve Public Service entities that are funded annually through Brick's CDBG Program.

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

The County used all of its available resources to include all appropriate Agency Types. No potentially contributing Agencies were not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ocean County Homeless Prevention and Assistance Coalition(HPAC)	HPAC is a voluntary association that provides information, services and advocacy for and on behalf of Ocean County's homeless population. HPAC works to ensure that people who experience homelessness are directed to the CDBG funded entities within the County and Brick Township to take advantage of the resources they offer the homeless community.

Table 3 - Other local / regional / federal planning efforts

Narrative

The purposes of HPAC are:

- To provide information and engage with the homeless population of Ocean County to enhance their knowledge of available services and service providers.
- To serve as a forum to analyze and discuss emerging housing needs of the homeless population and those at imminent risk of homelessness in Ocean County.
- To support planning and development of services to meet prioritized needs of homeless individuals and those at-risk of homelessness in Ocean County.
- To develop and implement a coordinated community-based strategy for preventing homelessness when possible and rapidly rehousing those who become homeless in Ocean County through permanent supportive housing solutions, stabilization of at risk households, education and economic opportunities to promote self-sufficiency, and other mainstream and social services.
- To coordinate Ocean County's resources, including those of individual municipalities such as those offered in Brick, to effectively identify and address the needs of the county's homeless population.
- To create and maintain systemic approaches to addressing homelessness through collaboration with community and government organizations and liaison relations with statutorily created and other administrative or advisory boards, which are concerned with homeless services.
- To create and use data and performance measurement tools to evaluate and improve the county's and township's response to homelessness, particularly projects funding through the US Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program.
- To apply for funding from the US Department of Housing and Urban Development (HUD) under the Continuum of Care (CoC) Program and other

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

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

HUD requires entitlement jurisdictions to provide for citizen participation in developing the Action Plan. The County's Citizen Participation Plan largely centers on public hearings, public comment periods, and the County Housing Advisory Committee (CHAC) public meetings. To encourage citizen participation in the Action Plan planning process, the County holds two public hearings each year, in which Brick Township participates. In addition, Brick Township held two of its own public hearings at the municipal building.

The public hearings provide an opportunity for all Ocean County residents and community groups to communicate their views and needs to the County. The first public hearing was held on December 12, 2017 at 129 Hooper Avenue, Engineering Conference Room, Toms River, NJ 08754. This hearing solicited public comment on the pre-development of the County's 2018 Action Plan. A public notice was published in the local newspaper, the Asbury Park Press, and the Latino Unidos, a Spanish language newspaper. Announcements are also placed on the County's website that hosted the schedule for all the public hearing (s) and the other scheduled meeting (s) that are a part of the annual Action Plan. Brick participated in the pre-development meeting.

The Brick's draft Action Plan was posted on the County's website on March 19, 2018. Brick attended a second public hearing on April 3, 2018 at 129 Hooper Avenue, 2nd Floor Cafeteria, Toms River, NJ 08754. In addition to participating in the County's Public Hearings, and the County's CHAC meeting, the Township advertised and held two Public Hearings at the Municipal Building on 401 Chambers Bridge Road, Brick, NJ prior to the end of the 30 day comment period to further explain the draft Plan and receive comments and at the end of the 30 day comment period.

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	Public Hearing	County-wide	A public hearing was held on December 12, 2017 at the County Offices to solicit public input on the pre-development of the 2018 Action Plan in which Brick participated.	No public comment.	No public comment.	Not Applicable.
2	Newspaper Ad	County-wide	An advertisement was placed in a newspaper that circulates County-wide, the Asbury Park Press.	Not Applicable	Not Applicable	Not Applicable
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish County-wide	An advertisement was placed in a Spanish language newspaper. Latino Unidos.	Not applicable.	Not applicable.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	A County Housing Advisory Committee (CHAC) Meeting was held on March 8, 2018 at which Brick was a participant.	No Public Comments.	No Public Comments.	Not Applicable.
5	Newspaper Ad	Non-targeted/broad community	An advertisement was placed in a newspaper that circulates county-wide, the Asbury Park Press, to solicit input by mail, email or at a public hearing on the Township's Draft 2018 Action Plan.	No Public Comment.	No Public Comment.	Not Applicable.
6	Public Hearing	Non-targeted/broad community	A Public Hearing was held on March 19, 2018 at the Brick Municipal Building to solicit input on Brick's Draft 2018 Action Plan.	No Public Comment.	No Public Comment.	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community County-wide	A Public Hearing was held on April 3, 2018 to solicit input on the County of Ocean's and Township of Brick's 2018 Action Plan at which Brick was a participant.	No Public Comments.	No Public Comments.	Not Applicable
8	Newspaper Ad	Non-targeted/broad community	An advertisement was placed in a newspaper that circulates county-wide, the Asbury Park Press, to solicit input by mail, email or at a public hearing on the Township's Draft Action Plan.	No Public Comments.	No Public Comments	Not Applicable
9	Public Hearing	Non-targeted/broad community	A second Public Hearing was held on April 6, 2018 at the Brick Municipal Building to solicit input on Brick's 2018 Draft Action Plan.	No Public Comments.	No Public Comments.	Not applicable

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)
10	Public Hearing	Non-targeted/broad community County-wide	A public hearing was held on June 20, 2018 at the Freeholder Board Meeting to solicit public input on the County of Ocean's Action Plan and the Action Plans of the Consortium.	No Public Comments.	No Public Comments.	Not Applicable

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The following table outlines the anticipated resources to include CDBG funds that the Township anticipates having available during the 2018 Action Plan year. In a letter from the US Department of Housing and Urban Development, dated May 1, 2018 Brick Township received notice that the community's 2018 Fiscal Year Community Development Block Grant allocation will be \$296,556.00.

This Action Plan is not intended to confer any legal rights or entitlements on any persons, groups, or entities. The terms of this annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the Township to achieve the intended results. Actual funding of particular programs and projects identified in this Action Plan are subject to completion of various further actions, some of which involve discretionary determinations by the Township or others. These include HUD approval of this Action Plan and appropriations by the United States Congress; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

Brick's 2018 Action Plan has been designed with projects and activities that reflect the total grant funds available for the 2018 Program of \$296,556.00. The narratives about other resources these funds may leverage follow the table.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	296,556	0	0	296,556	296,556	Support for a Comprehensive and Emergency Housing Rehabilitation Program, Public Services Program and Program Administration. If plans are developed for a Public Improvement Project for Flood Mitigation or other eligible projects in a Designated Target Neighborhood, a Plan amendment will be initiated

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 Township commits considerable matching resources in the expenditure of funds for salaries for the support staff that is responsible for assisting in implementing housing and community development activities and provides office space, supplies, computers, phones and transportation.

Part of the funding for these salaries comes from the Affordable Housing trust fund, for salaries for the Housing Analyst & Housing Liaison. The administrative staff is dedicated primarily from the general operating budget funded through tax payer resources and supplemented by CDBG Housing and General Administration Funds. The Township also proposes to commit additional local funds to complete a capital improvement project that will complete a public improvement project to reconstruct a local municipally owned public right of way with ADA compliant crosswalks and sidewalks.

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

The Township of Brick has a robust affordable housing program rooted in the fact that we have historically zoned for affordability through zoning that allowed for a variety of housing types. Zoning for specific affordable housing sites in the Township has provided us with dedicated land that is available for affordable housing, not only through township owned property, but through the allowance of affordable housing projects on private land that provides for affordable housing units. The Township amended its zoning regulations in 2012 to allow for scattered site affordable housing projects to be considered as conforming to the zone in which they are located regardless of the underlying zoning designation. For example, a scattered site affordable housing unit in a business zone, would be permissible as a residential development. In addition, the Township has provided real property for the development of affordable housing. Those sites include the Chambers Bridge Residence that provides affordable age restricted housing, housing for persons with developmental and physical disabilities, six residentially zoned parcels in neighborhoods that have been developed in partnership with Homes Now, Inc. and HMFA and DDD funding for group home facilities for the those with developmental disabilities. The township has also donated land for the development of an apartment complex called Tudor Village that provides housing for the people with developmental disabilities, veterans and families in addition to property set aside for the development of a complex that houses individuals with brain injuries.

Currently, the Township has few acres of property within its jurisdiction set aside for projects to provide affordable housing when the appropriate funding opportunity presents itself. The Township is currently more than 98% built-out. Properties that become available through foreclosure or other means will be considered for affordable housing sites in the future. However, the Township recently participated in the settlement of Affordable Housing obligations through the Courts, as was the case for communities throughout New Jersey. The Township has adopted a new Affordable Housing Plan and Ordinance revisions consistent with the Settlement Agreement to address additional opportunities for Affordable Housing within the community. The Settlement Agreement was negotiated with the Court Appointed Master and the Fair Share Housing Center. The Settlement Agreement included the following provisions:

- 189-unit Third Round Present Need (rehabilitation share)
- 930 unit Prior Round Obligation
- 1,133 unit Third Round Prospective Need obligation where the Township completed a Realistic Development Potential Analysis (RDP)

and vacant land adjustment that resulted in an adjustment to make the Third Round Prospective need 105 units with a 1,028 unmet need.

The Township amended its spending plan, affirmative marketing plan, housing rehabilitation manual and adopted a new affordable housing ordinance in compliance with the settlement agreement and expects continued compliance through the 2025 third round compliance period.

Discussion

The Township of Brick in accordance with NJ State Affordable Housing mandates, supplies and manages through a third party provider, a large contingency of affordable housing units for the region as a whole. This will also be the case in the coming 30-year term which is consistent with existing State regulations and decisions.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$44,400	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Homeless Person Overnight Shelter: 40 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 50 Persons Assisted
3	CDBG Program Administration	2015	2019	Affordable Housing Non-Housing Community Development		CDBG Program Administration	CDBG: \$47,000	Other: 1 Other
4	Housing Rehabilitation	2015	2019	Affordable Housing				

Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	Public Services
	Goal Description	12 non-profit entities serving Brick residents will provide needed public services to a Limited Clientele including seniors, the homeless, disadvantaged youth, the disabled and abused spouses. Hundreds of individuals served.
3	Goal Name	CDBG Program Administration
	Goal Description	General Program Administration, including but not limited to, preparation of Annual Plans and Reporting, IDIS maintenance, Public Service applications, contracts and monitoring and daily administration and operating activities
4	Goal Name	Housing Rehabilitation
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Township of Brick has included three Projects its most recent Action Plans; Comprehensive Housing Rehabilitation, Public Services and General Program Administration. It is likely that the Township will be amending its Action Plan(s) to include infrastructure projects in Designated Target Neighborhoods and those that benefit eligible groups depending on the production levels of the Housing Rehabilitation Program.

#	Project Name
1	Housing Rehabilitation
2	Public Services
3	CDBG Program General Administration
4	Lions Head Public Facilities and Improvement Roadway Reconstruction Project

Table 7 – Project Information

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

The Township has an indigenous need to upgrade the existing, older housing stock. In addition, much of our older housing stock was constructed in the 1940's and 1950's as resort homes without proper insulation, adequate plumbing or electrical services. These homes have steadily become year-round residences over the years and are in need of system upgrades. Over 189 units were identified in the 2010 census as requiring rehabilitation. The Township has a large senior population comprising over 26% of all households, many of whom are on fixed incomes without the resources to provide for home maintenance. As a result, we are finding that homes built in senior communities in the 1970's and 1980's are falling into disrepair. Also due to the Township's large senior population, along with a recognized number of low and moderate income non-senior households, there is a documented need for the types of public service programs offered by our various Sub-recipients to those populations.

For those in need of housing, the Township is currently working with Homes Now, Inc. and Enable Inc. on two development projects to provide group homes for individuals who meet the very low and low/moderate income guidelines at the Herbertsville Road and Drum Point Road project sites. These group homes are under construction utilizing HMFA and DDD funding, supplemented with the donation of land and use of the Township's Affordable Housing Trust Funds to provide two 4 bedroom group homes for individuals with developmental disabilities.

In addition, as noted above, the Township recently participated in the settlement of Affordable Housing obligations through the Courts, as was the case for communities throughout New Jersey. The Township has adopted a new Affordable Housing Plan and Ordinance revisions consistent with the Settlement Agreement to address additional opportunities for Affordable Housing within the community. The Settlement Agreement was negotiated with the Court Appointed Master and the Fair Share Housing Center. The Settlement Agreement included the following provisions:

- 189-unit Third Round Present Need (rehabilitation share)
- 930 unit Prior Round Obligation
- 1,133 unit Third Round Prospective Need obligation where the Township completed a Realistic Development Potential Analysis (RDP) and vacant land adjustment that resulted in an adjustment to make the Third Round Prospective need 105 units with a 1,028 unmet need.

The Township amended its spending plan, affirmative marketing plan, housing rehabilitation manual and adopted a new affordable housing ordinance in compliance with the settlement agreement and expects continued compliance through the 2025 third round compliance period.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$205,156
	Description	Comprehensive low and moderate income household, housing rehabilitation program, primarily for addressing health, safety and building code violations. Emergency repairs, major systems in danger of failure and energy saving measures will be addressed on a case by case basis. A maximum deferred housing rehabilitation loan of \$25,000.00
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 9 families with incomes varying from very low to moderate income will benefit from housing rehabilitation activities.
	Location Description	Township wide.
	Planned Activities	Comprehensive low and moderate income household, housing rehabilitation program, primarily for addressing health, safety and building code violations. Emergency repairs, major systems in danger of failure and energy saving measures will be addressed on a case by case basis. A maximum deferred housing rehabilitation loan of \$25,000.00. Rehabilitated homes will assist in affordability, create suitable living environments and provide sustainability.
2	Project Name	Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$44,400
	Description	Funding for various local and regional nonprofit public service entities. Support is provided to these organizations to assist limited clientele with a presumed benefit, such as seniors, at risk youth, the homeless and persons with developmental and physical disabilities. In addition, other income eligible individuals and households will benefit from the multitude of services being provided by the funded nonprofit organizations.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	We estimate that approximately 250 families of varying age, race and ethnicity will benefit from the services offered by the public service non-profits funded by the Township's CDBG Program. The families will vary from very low to moderate income, with the majority of those benefitting in the very low and low income categories.
	Location Description	Non target, township wide beneficiaries of the program. The entities providing the services to eligible brick residents are located in Northern Ocean County, Brick, Toms River and Lakewood. Individual addresses from each entity are contained in each Activity.
	Planned Activities	Support is provided to these organizations to assist limited clientele with a presumed benefit, such as seniors, at risk youth, the homeless and persons with developmental and physical disabilities. In addition, other income eligible individuals and households will benefit from the multitude of services being provided by the funded nonprofit organizations. Activities provide sustainability and prevent homelessness, such as hot meals provided by meals on wheels, soup kitchens and food pantries, assistance to those with special needs, temporary and transitional housing and counseling.
3	Project Name	CDBG Program General Administration
	Target Area	
	Goals Supported	CDBG Program Administration
	Needs Addressed	CDBG Program Administration
	Funding	CDBG: \$47,000
	Description	Funding for local CDBG program administration. The CDBG Program will be Administered totally in-house and the municipality will be responsible for all applications, agreements, technical assistance and monitoring of sub-recipients.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable. Program Administration.
	Location Description	Township wide program

	Planned Activities	Overall Program Administration, including but not limited to subrecipient applications, agreements and monitoring, IDIS maintenance, all annual reporting and drawdowns.
4	Project Name	Lions Head Public Facilities and Improvement Roadway Reconstruction Project
	Target Area	
	Goals Supported	
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$573,634
	Description	This project will reconstruct a roadway in an eligible area where low/moderate income percentage is 51% or more. The 2010 CDBG Eligible Area Low/Moderate Income percentage of 54.31% include the roadway reconstruction with ADA compliant handicapped ramps at each corner and crosswalk along the reconstructed roadway.
	Target Date	11/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 618 residential households in a low/mod targeted neighborhood will benefit from this proposed project. This service area is 100% residentially developed and occupied by senior citizens in an age restricted community.
Location Description	The location of the project is Lions Head South Boulevard that is located in zip code 08723, US Census Tract 7141 Block Group 1. It is approximately 1.5 miles of roadway and the main municipally owned throughfare to the senior citizen development in the Township of Brick.	

<p>Planned Activities</p>	<p>The proposed activity for the Public Facilities and Improvements for the reconstruction and repaving of a public right-of-way in a 2010 Census Blockgroup CDBG Eligible Area where the <u>Low/Moderate Income</u> percentage is 51% or more. The project includes the reconstruction of the roadway with ADA compliant handicapped ramps at each corner and crosswalk along the reconstructed roadway.</p> <ul style="list-style-type: none"> • This area is located in a 2010 Census Blockgroup CDBG Eligible Area Low/Moderate Income percentage of 54.31%. (7141). • In addition, this area meets the general rule that the area is primarily residential; in fact, the entire area is an age-restricted, senior community that is residentially zoned and identified on the Township of Brick Land Use Map as a senior community. In addition, the area is identified by the Ocean County Planning Comprehensive Plan as an age-restricted community. • The proposed project activity also meets the objective to provide Low/Moderate Income <u>Limited Clientele</u> where the public improvement is used for an activity designed to benefit a particular group of persons (elderly) of at least 51% of whom are Low/Moderate income persons as identified in the zoning and land use mapping described above. HUD presumes elderly persons to meet the Low/Moderate Income persons criteria. This project activity qualifies under the national objective to benefit Low/Moderate persons in an area having a significantly high percentage of Low/Moderate Income residents in a primarily residential area as described above in the Eligible Activity explanation. The <u>Service Area</u> for this project activity not only meets the minimum of 51% Low/Mod Income persons criteria; this project activity will serve the entire service area. The entire neighborhood of Lion's Head South will be served by the reconstruction of this roadway under this project activity. One Hundred Percent (100%) of the persons residing in this residential Low/Moderate Income area will benefit from this project as it is the main thoroughfare into the service area which is co-incident with the senior community.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Township of Brick has identified a project that targets a geographic area that will be receiving a public improvement project entitled "Lions Head South Public Improvement Roadway Reconstruction Project." This area will be provided with direct assistance from a roadway reconstruction project in Census Tract 7141 BlockGroup 1 that is an area of low and moderate income residentially developed homes. This service area is a senior citizen community occupied by primarily elderly individuals. This project will reconstruct approximately 1.5 miles of a municipally owned public right of way with ADA compliant sidewalks and crosswalks. Approximately 618 residential structures are served by this municipally owned roadway and will directly benefit from this assistance.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Township has prioritized public projects that provide infrastructure reconstruction or improvement where 100% of the benefit is for residents in this service area meet the low/mod income percentage. The residents in this area are 51.31 % that are of limited clientele with a presumed benefit due the fact that they are in a senior citizen community where the elderly reside.

Discussion

The Township of Brick is updating this Action Plan to complete the previously described public improvement project entitled "Lions Head South Public Improvement Roadway Reconstruction Project." This area will be provided with direct assistance from a roadway reconstruction project in Census Tract 7141 BlockGroup 1 that is an area of low and moderate income residentially developed homes. This service area is a senior citizen community occupied by primarily elderly individuals. This project will reconstruct approximately 1.5 miles of a municipally owned public right of way with ADA compliant sidewalks and crosswalks. Approximately 618 residential structures are served by this municipally owned roadway and will directly benefit from this assistance.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Brick has been a leader in the provision of Affordable Housing in NJ. Brick was the first community in NJ to receive Affordable Housing credits for its existing housing stock. Brick has never had exclusionary zoning and had exceeded its affordable housing obligations as imposed by the State.

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

Brick Township has done its level best to provide for a healthy mix of affordable housing types and sizes. The Township has been engaged in loosening the barriers to building affordable housing by streamlining the application and development process including Zoning for mixed-use developments, however, as discussed previously many new Federal and State laws have also come about due to the Super Storm Sandy adding restrictions for development in flood hazard areas. Not ironically, the Township is ranked number #1 in gross land area fronting water which adds to the lack of housing supply along all sectors presently. However, on the good news front; the local affordable housing agent/developer “Homes Now” has been very active in the completion of additional supportive housing in Brick. In addition, the recent conclusion of Affordable Housing litigation and court rulings throughout the State are filling the void for the lack of a State Agency and Affordable Housing Rules in New Jersey, as noted in the Affordable Housing discussions within this Plan.

Discussion

Recent litigation and court rulings throughout the State are filling the void for the lack of a State Agency and Affordable Housing Rules in New Jersey. As a result of Agreements reached with the Court and Fair Share Housing, Brick has adopted a new Affordable Housing Element and

Ordinances that provide for opportunities and requirements for affordable housing set-asides and conversions for additional Affordable Housing in the Township.

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

Introduction

Brick Township has reached a major milestone in receiving “Substantive Certification” from the New Jersey Council on Affordable Housing which makes a strong commitment from a local standpoint of providing a fair share supply of affordable housing in the municipality.

Brick Township has done its level best to provide for a healthy mix of affordable housing types and sizes. The Township has been engaged in loosening the barriers to building affordable housing by streamlining the application and development process including Zoning for mixed-use developments, however, as discussed previously many new Federal and State laws have also come about due to the Super Storm Sandy adding restrictions for development in flood hazard areas. Not ironically, the Township is ranked number #1 in gross land area fronting water which adds to the lack of housing supply along all sectors presently. However, on the good news front; the local affordable housing agent/developer “Homes Now” has been very active in the completion of additional supportive housing in Brick. Please refer to the Affordable Housing discussions above regarding the recent addition of Affordable Housing mechanisms to the Township’s Plans and Ordinances as a result to the recent Settlement Agreement.

Actions planned to address obstacles to meeting underserved needs

The Township is currently working with Homes Now, Inc. and Enable Inc. on two development projects to provide group homes for individuals who meet the very low and income guidelines at the Herbertsville Road and Drum Point road project sites. These group homes are under construction utilizing HMFA and DDD funding, supplemented with the donation of land and use of the Township's Affordable Housing Trust Funds to provide two 4 bedroom group homes for individuals with developmental disabilities.

The Township refers residents in need of services not offered by the Program to the Township's Senior Services Office, Ocean County Board of Social Services, Ocean Inc, NJHMFA and the Township's Affordable Housing Agent, Homes Now Inc.

Actions planned to foster and maintain affordable housing

IMPEDIMENT- Educate the public regarding fair housing, the complaint process and local developments

- The Township of Brick, through its Administrative Agent advertises and publicizes the availability of Fair and Affordable housing in the Township by way of advertisements in local newspapers, public notices, a prominently displayed poster-board describing what rights every citizen has in obtaining fair housing and existing affordable housing opportunities in town. Postings at all public areas are encouraged. The Township will look to expand public outreach through the use of their popular social media sites.

IMPEDIMENT- Discrimination in Mortgage Lending

- The Township of Brick, in conjunction with a coalition of local lenders, could collaborate with each other through working sessions to ensure that there are not issues of bias in lending and credit opportunity for those who qualify. NJHMFA “Live Where You Work Program” can be a guide.

IMPEDIMENT- Limited availability of New Section 8 Certificates

- Congress, by way of the US Department of Housing and Urban Development (HUD), has NOT increased the availability of Section 8 vouchers to assist very-low and low-income residents in obtaining vital subsidies in the payment of their rents. Recent modifications of the Section 8 program has the added nuance of making them ‘Welfare to work vouchers’ or ‘Family Self Sufficiency’ vouchers adding yet more obstacles to those who would not qualify within the new special criteria for eligibility.

IMPEDIMENT- Availability of mass transit

- The Township of Brick does not operate a mass transit system and utilizes the Ocean County Bus system (Ocean Ride) which serves the populations along major arteries in the municipality. Brick Township has been lobbying NJ Transit for additional bus routes in other less served areas of the jurisdiction. Ideally the Township would like to provide bus routes which can provide transportation to areas of employment from low- and moderate-income sectors of the municipality. The Township is also in the process of creating low impact neighborhood mixed-use areas along certain major corridors which can potentially be redeveloped creating areas for easy access to housing and employment.

As required by the aforementioned Settlement Agreement, the Township is obligated to create new and maintain existing affordable housing according to strict performance and monitoring guidelines.

Actions planned to reduce lead-based paint hazards

Recognizing the danger of lead-based paint, lead-based paint regulations are part of the Township's housing rehabilitation program which takes a strong stance in ensuring that target units which are to receive funding assistance are free of lead-based paint.

The Township will continue to fulfill the requirements of HUD's new lead regulations. The Township was part of a screening and referral program as established by the Ocean County Health Department some time ago. When the County Service is not available, the Township utilizes a private licensed contractor to inspect for lead paint and provide a report identifying areas of concern. If a residence is found to be built prior to 1978 and there are young children present, or a non-senior household, the home is tested for lead based paint and if children are present they are referred (or strongly recommended) for testing at the OC Health Department.

Actions planned to reduce the number of poverty-level families

The following are often cited as major factors that work to create poverty:

- Lack of education, · Lack of marketable job skills
- General unemployment, · Low wages
- Lack of affordable child care, · Substance abuse
- Lack of reliable transportation · Lack of job opportunities locally

The Township has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. This strategy is outlined in the following sections.

Self Sufficiency Programs

Brick Township does support job training and employment referral programs when possible through its support of local CDBG public service programs inclusive of those people with developmental disabilities or Veterans confronting those same issues. The Township also refers individuals to Programs supported by and available through the County.

Actions planned to develop institutional structure

Potential gaps in institutional structure that will be approached over the next five (5) year planning period include the following:

- Build upon the successes of the Brick Township Affordable Housing Plan as required by the NJ Council on Affordable Housing (COAH) and Ocean County Superior Court.

-Identify need for housing and/or service resources available for persons whose needs can be met through the funding availability of the CDBG or Ocean County HOME program.

-Look for additional match revenue and work with the government to ensure that current revenue remains available to meet needs.

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

Brick Township has done its level best to provide for a healthy mix of affordable housing types and sizes. The Township has been engaged in loosening the barriers to building affordable housing by streamlining the application and development process including Zoning for mixed-use developments, however, as discussed previously many new Federal and State laws have also come about due to the Super Storm Sandy adding restrictions for development in flood hazard areas. Not ironically, the Township is ranked number #1 in gross land area fronting water which adds to the lack of housing supply along all sectors presently. However, on the good news front; the local affordable housing agent/developer “Homes Now” has been very active in the completion of additional supportive housing in Brick. The Township has moved forward to satisfy the terms of the recent Settlement Agreement reached within the jurisdiction of the Ocean County Superior Court to provide its Fair Share of affordable housing. The ten year plan to provide a total of 105 affordable units will involve coordination with other public entities, private housing developers and Social Service Agencies active in the Brick Community.

Discussion

Brick Township, although not a selected member or recipient of the Federal or Countywide Continuum of Care Program, has taken it upon itself to provide services and job referral opportunities for persons and families who are homeless through the Ocean County Board of Social Services. According to Township planning and housing officials, the 2010 Census will be studied as to where specific areas of homelessness are in the community and are committed to developing programs and assistance for said population as follows:

- Find a reliable and constant stream of funding to support a stand-alone homeless service

organization or facility. CDBG and/or HOME funds are not sufficient to support such a venture.

- Develop a collaborative relationship with nonprofits, County officials and other Ocean County municipalities and their representatives to target symptomatic problem areas which can be mitigated in the community that adds to the homeless issue.
- Prepare a dynamic and proactive approach for residents within a shelter to find employment, constant medical or psychological care and other services which individuals and families are not successful in finding without proper direct care and support.

If the above conditions are not met, such a homeless initiative cannot succeed on either a local or regional level.

Program Specific Requirements

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

Introduction

For the previous three Program Years and 2018 Program Year the Township has proposed a Housing Rehabilitation Project and a Public Service Project. Both of these Projects provide a 100% Low/mod benefit. The Township is updating this 2018 Action Plan to include Public Improvement Projects, those Projects will occur totally within a Designated Target Neighborhood or directly benefit and eligible population group.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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%

Annual Action Plan 40
2018

Discussion

For the first three years and the 2018 Plan year the Township's CDBG Program consisted of Housing Rehabilitation and Public Service Programs. Both programs benefit those of those of low and moderate income through proof of eligibility or by serving limited clientele with a presumed benefit. The Township is updating the 2018 Action Plan to provide a public facility improvement project and is temporarily suspending housing rehabilitation only for the 2018 program year. It is anticipated that the 2019 program year will resume utilizing grant funds for housing rehabilitation projects.

Attachments

Citizen Participation Comments

2018 Action Plan

Township of Brick

No public comments were received in any form as a result of the Township's or County's Public Hearing and 30 day comment period. At the June 20th Freeholder Public Hearing, one resident questioned why Jackson's Program was run by the County. There were no questions or comments related to the Action Plan.