

Executive Summary

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

1. Introduction

The Lakewood Township HUD Community Development Block Grant (CDBG) program assists low and moderate-income persons and families through its local housing rehabilitation program & local charities and public service groups. The program also assists in the development of infrastructure in qualified neighborhoods and eliminates barriers for disabled persons. The program has been active in Lakewood Township since the early 2000s and has helped many residents of the jurisdiction in their housing and community development needs. The 2022 program year will also include a HOPWA allocation for four (4) providers in New Jersey.

*This annual action plan outlines the activities that will be commenced during the program year – **2023 to 2024** . All activities identified in this action plan are based on current primacies and measured by local need. By addressing these priorities, the Township hopes to meet the local and county objectives identified in the **2020* -2025*** Consolidated Plan and Annual Action Plan. All proposed activities and projects are intended to benefit citizens of Lakewood Township and Counties in HOPWA program, who have extremely low, low, and moderate incomes and populations that have special needs, such as homelessness, disabled persons, persons with HIV/AIDs, and other special needs populations. *

*The Township anticipates receiving the following HUD Allocation:

- Community Development Block Grant (CDBG): \$1,160,218
- Housing Opportunities for Persons with AIDS (HOPWA): \$2,023,965*

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 Lakewood Township’s 5-Year Consolidated Plan as well as this One-Year Action Plan coordinates all elements of community development including housing, public facility development, and public services into a single plan and application for the Federal US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The Ocean County Housing Consortium is the point of contact regarding the HOME Investment Partnerships Program. Lakewood is a beneficiary of

the county program. The Consolidated 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). The Five-Year plan has also been amended to include a \$2,023,965 allocation for HOPWA providers for PY 2022. Those goals are:

To provide adequate housing;

To establish and maintain a suitable living environment; and

To expand economic development opportunities primarily for persons of low-to-moderate income; and

Ensure the steady and reliable source of housing subsidy for persons with AIDS; *and Improve community outreach and engagement; and Increase staff and support;

improve housing conditions; *

In regards to the HOPWA program,

Lakewood Township, starting in 2022 will be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for four (4) regional entities, Somerset, Middlesex, Monmouth and Ocean Counties. All four entities extend assistance for a total of seventy-one (71) tenant-based rental assistance (TBRA) to low-income individuals/families who are diagnosed with Human Immunodeficiency Virus (HIV) infection or Acquired Immunodeficiency Syndrome (AIDS). The goal of the provision of these services is to enable low-income individuals and families living with HIV/AIDS to secure and maintain appropriate housing in said jurisdictions. Eligible HOPWA beneficiaries must meet the low-income definition as defined annually by the U.S. Department of Housing and Urban Development (HUD), as at or below 80% of area medium income (<http://www.huduser.org/portal/datasets/il.html>), live within the county jurisdictions, and be medically diagnosed with HIV/AIDS. The noted four providers deliver TBRA services by providing housing subsidies to HOPWA-eligible clients and their families for rental costs associated with leasing a permanent housing unit located in the private rental market. The subsidy amount is determined in part based by household income and rental costs associated with the tenant's lease. As per HUD guidelines, all units will be rented at or under the Fair Market Rent rates and meet housing quality and habitability standards established by HUD. All four entities have with either their Social Service departments, inclusive of the Salvation Army, lead all efforts to determine eligibility, screen clients and assist them in finding suitable apartments. Said agencies also handle enrollments, re-certifications, and day-to-day client services. By delivering these services, the agency is preventing homelessness, increasing housing stability, and helping clients establish permanent residence in the four regions. Administrative expenses will also be supported in accordance with federal HOPWA regulations and guidelines. By statute, administrative costs are limited to 7% of the portion of the annual award. Administrative activities include general management, oversight, coordination, evaluation and reporting.

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 and families assisted through the public service line-item of the program. In PY 2021, the Lakewood CDBG program completed 9 housing rehabilitation projects and assisted approximately 300 persons through eligible public service activities. 2022 funds will also support the HOPWA program for persons in need of housing subsidy.

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 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
- Public service program income-benefit monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance
- Federal and State program reporting
- Federal Stimulus Job creation reporting

Lakewood Township, starting in 2022 will be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for four (4) regional entities, Somerset, Middlesex, Monmouth and Ocean Counties. All four entities extend assistance for a total of seventy-one (71) tenant-based rental assistance (TBRA) to low-income individuals/families who are diagnosed with Human Immunodeficiency Virus (HIV) infection or Acquired Immunodeficiency Syndrome (AIDS). The goal of the provision of these services is to enable low-income individuals and families living with HIV/AIDS to secure and maintain appropriate housing in said jurisdictions. Eligible HOPWA beneficiaries must meet the low-income definition as defined annually by the U.S. Department of Housing and Urban Development (HUD), as at or below 80% of area medium income (<http://www.huduser.org/portal/datasets/il.html>), live within the county jurisdictions, and be medically diagnosed with HIV/AIDS. The noted four providers deliver TBRA services by providing housing subsidies to HOPWA-eligible clients and their families for rental costs associated with leasing a permanent housing unit located in the private rental market. The subsidy amount is determined in part based by household income and rental costs associated with the tenant's lease. As per HUD guidelines, all units will be rented at or under the Fair Market Rent rates and meet housing quality and habitability standards established by HUD. All four entities have with either their Social Service departments, inclusive of the Salvation Army, lead all efforts to determine eligibility,

screen clients and assist them in finding suitable apartments. Said agencies also handle enrollments, re-certifications, and day-to-day client services. By delivering these services, the agency is preventing homelessness, increasing housing stability, and helping clients establish permanent residence in the four regions. Administrative expenses will also be supported in accordance with federal HOPWA regulations and guidelines. By statute, administrative costs are limited to 7% of the portion of the annual award. Administrative activities include general management, oversight, coordination, evaluation and reporting. As per HUD requirements, the agency is required to produce an Annual Performance Report (APR) summarizing HOPWA expenses and activities carried out in Ocean County during the calendar year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

7. Summary

Citizen Participation takes place on two (2) levels; firstly a local public comment period is announced both in the print media and on the Township's website for a 30-day period. Then through the Ocean County Consortium a major public comment session is open to the public where all entitlement communities receive comments from the general public on their Action Plans prior to said plan(s) being submitted to HUD for acceptance and review.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	LAKEWOOD TOWNSHIP	
CDBG Administrator		Rehabco Inc.
HOPWA Administrator	LAKEWOOD TOWNSHIP	

Table 1 – Responsible Agencies

Narrative

The Community Development office is administered by Lakewood Township, Mayor's Aide Evan Cornell and Ervin Oross Jr. PP AICP CPM. In program year 2022 the Township of Lakewood has been made point for the management and disbursement of HOPWA funds for four (4) regions in New Jersey.

Consolidated Plan Public Contact Information

Ervin Oross Jr. PP AICP CPM

Director, Community Development

231 Third St., Lakewood NJ 08701 (732) 905-9547

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

1. Introduction

The Township of Lakewood is an “entitlement community” as designated by the US Department of Housing and Urban Development (HUD). The local community benefits from monies from the Community Development Block Grant (CDBG) program for primarily very-low, low, and moderate-income residents of the Township through their public service, public facility, public housing support, housing rehabilitation, housing services, lease-acquisition and housing counseling/affordable housing programs and activities. Furthermore, in the program year 2022, the township will be the point for the HOPWA program for four regions of New Jersey. The four regions consist of four counties; Ocean County, Monmouth County, Somerset County, and Middlesex County.

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 Township of Lakewood Community Development Block Grant (CDBG) program has extended over \$400,000 in capital improvement funds for the improvement of the Lakewood Township Housing Authority. In Program Year 2015 CDBG funds from the township directly assisted the Lakewood Public Housing Authority over \$100,000 in the installation new windows and doors at various facilities managed by the local housing authority. Furthermore, program year 2021 CDBG funds will assist the Lakewood Housing Authority complete \$138,000 in laundry room improvements at the Peter Ward facility.

There is also discussions underway for further support to the local public housing authority for per-unit and residential upgrades.

The Ocean County Board of Social Services works closely with township officials in ensuring that mental health services needs of the community.

*Lakewood Township will also act as a point for HOPWA funds for Middlesex, Ocean, Monmouth, and Somerset County, New Jersey. Lakewood Township’s activity is focused on enhancing the coordination of services, and housing opportunities between public/private agencies, and community organizations and institutions. It should be Lakewood township’s responsibility to ensure that the project sponsors have the proper resources for its HOPWA clients. All counties in the HOPWA program will work closely with Lakewood Township to ensure that their community needs are met and improved.

There are different methods that would ensure that the community's needs are met and improved. Community outreach is an important method to ensure that the special needs community is met. There are communities that lack outreach to the special needs populations. Other areas to be explored will be

the relationship between all sectors and the counties, to ensure that there are other agencies that would be willing to support current HOPWA clients. Effective monitoring of the programs will be crucial as well, to ensure that programs will fit the appropriate need of the community. *

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 Continuum of Care Program is administered by the Ocean County Board of Social Services.

*COC's primary decision-making group in the HOPWA program are all counties within their individual counties. The Township is involved with all counties in monitoring their programs. Township wants to ensure that all special needs populations are addressed. The township would like to improve the COC's coordinated entry, assessment, prioritization, and referral processes for households/individuals experiencing homelessness, etc. Other areas to be explored through a local needs assessment would be ways to reduce homelessness, and partnerships /collaborations with private landlords to increase the supply of housing units available to people with AIDs/HIV. The township will proactively look into the new HOPWA program and seek methods that best address the needs of homeless persons and persons at risk of homelessness. *

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

Ocean County responsibility.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAKEWOOD HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lakewood Housing Authority and Lakewood Resource and Referral Agency are prime providers of housing in the township.
2	Agency/Group/Organization	LAKEWOOD RESOURCE AND REF CENTER
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing needs for the LHA are more senior units needed and the LRRC provides both long-term and short term housing support

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

NA

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 NJ	Homelessness
Housing People with AIDS	Lakewood NJ	Input from four providers

Table 3 - Other local / regional / federal planning efforts

Narrative

The Lakewood Township Affordable Housing Trust fund paid with development fees is the other major housing based program in the jurisdiction other than HUD CDBG funds.

Furthermore, Lakewood Township will be the point for the HOPWA program for four jurisdictions representing 71 units in Monmouth, Middlesex, Ocean and Somerset Counties.

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**

There was a public hearing scheduled.

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Township of Lakewood anticipates receiving \$1,160,218 - CDBG funds, and \$2,023,965 - HOPWA funds for the FY 2022 program year. The Township maintains a significant HUD CDBG program presently for housing and non-housing programs. The coming 2022 program year will see the advent of the Township administering over 71 tenant-based vouchers for persons with the HOPWA program for Middlesex, Ocean, Monmouth, and Somerset Counties.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,160,218	0	0	1,160,218	0	CDBG resources for housing and non-housing support in the community.

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,023,965	0	0	2,023,965	0	In support of 71 tenant based rental units through Middlesex, Monmouth Ocean and Somerset Counties.
Other	public - federal	Admin and Planning Public Services Other	0	0	0	0	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

<div>*The township believes that the leveraged federal resources for HOPWA will help support the individual counties in the HOPWA program. These additional resources will help alleviate resource needs. Examples of resource needs for certain counties are based on house vouchers, and the need for additional staff, which in return would bring in more HOPWA clients. *</div>

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 affordable housing initiative was greatly enhanced some time ago when the Township of Lakewood granted over 33 acres of land for the Lakewood Commons affordable housing project which has allowed over 400 persons to achieve homeownership in Lakewood.

Discussion

Lakewood Township as a HUD CDBG entitlement community receives a direct allotment every program year to support housing and non-housing activities. This coming program year, Lakewood Township will be the point for the Housing Opportunity for Persons with AIDS (HOPWA) program for four regions in New Jersey. Over seventy-one units are presently supported through funding from HUD for the said program. Lakewood Township will continue that program into the future.

*The Township is currently seeking the conduction of local assessment needs for HOPWA programs in Township EMSA. There are no current - available local needs analysis reports for the counties. The Township would like to do deeper research on the communities within the HOPWA program to ensure a fair share of allocation funds between all counties. Some counties shared their needs for additional funds to be used for vouchers, additional staff, etc. The township believes a fair qualitative and quantitative analysis of these communities will create fair funding formula for the HOPWA program.

The determination of funds will be based on the information that is provided by the county stakeholders in the HOPWA program. The Township is ensuring that all counties get a fair share of the allocation of HOPWA funds. A local needs assessment will allow the township to look into deeper gaps in the communities in the HOPWA program. *

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	To support over 30 local and regional public services groups through 2022 CDBG funds.
2	Goal Name	Public Facilities
	Goal Description	2022 public facility projects will include one to three large street and sidewalk improvement projects in local DTN areas of the township
3	Goal Name	Planning and Program Administration
	Goal Description	HUD CDBG resources will not exceed 20% of program funds for program planning and administration

4	Goal Name	HOPWA Program
	Goal Description	The Township of Lakewood starting in program year 2022, will be the point for four (4) county regions for HOPWA funding. Counties are to include Middlesex, Monmouth, Ocean and Somerset

AP-35 Projects - 91.420, 91.220(d)

Introduction

In order to address the identifiable housing and community development needs of Lakewood township and HOPWA program, the proposed FY 2022 One-Year Plan proposes the following:

#	Project Name
1	HOPWA
2	Public Services
3	Planning and Program Administration
4	Public Facilities

Table 7 – Project Information

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

*The allocations and priorities were established by discussions with the Township and County sponsors of HOPWA programs. These discussions were private meetings via zoom. Obstacles to addressing the underserved needs would be allocating more funds to counties that believe they deserve more allocated sources to positively affect their community. For example, certain counties asked for additional funds to address staff needs to guide and assist additional HOPWA clients who are on a waiting list. HOPWA funds will help the counties accomplish those activities and have local resources to pair with them to make successful projects in the future.

Additionally, the Township will look into the deeper gap in the communities. Exploring the gaps in the communities, will allow the township to support the counties in a more effective way. As there are more underlying obstacles and priorities within the communities in the HOPWA program. The Township is looking to reduce homeless persons, and risk of homelessness people. Future allocations will go beyond the current suggestions of the counties, which are housing vouchers. *

AP-38 Project Summary
Project Summary Information

1	Project Name	HOPWA
	Target Area	
	Goals Supported	HOPWA Program
	Needs Addressed	
	Funding	HOPWA: \$2,023,965
	Description	The Township of Lakewood starting in program year 2022, will be the point for 71 tenant based rental units in the Counties of Ocean, Monmouth, Somerset and Middlesex Counties.
	Target Date	7/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Lakewood Township, starting in 2022 will be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for four (4) regional entities, Somerset, Middlesex, Monmouth and Ocean Counties. All four entities extend assistance for a total of seventy-one (71) tenant-based rental assistance (TBRA) to low-income individuals/families who are diagnosed with Human Immunodeficiency Virus (HIV) infection or Acquired Immunodeficiency Syndrome (AIDS).
	Location Description	Lakewood Township, starting in 2022 will be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for four (4) regional entities, Somerset, Middlesex, Monmouth and Ocean Counties. All four entities extend assistance for a total of seventy-one (71) tenant-based rental assistance (TBRA) to low-income individuals/families who are diagnosed with Human Immunodeficiency Virus (HIV) infection or Acquired Immunodeficiency Syndrome (AIDS). The goal of the provision of these services is to enable low-income individuals and families living with HIV/AIDS to secure and maintain appropriate housing in said jurisdictions. Eligible HOPWA beneficiaries must meet the low-income definition as defined annually by the U.S. Department of Housing and Urban Development (HUD), as at or below 80% of area medium income

<p>Planned Activities</p>	<p>Lakewood Township, starting in 2022 will be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for four (4) regional entities, Somerset, Middlesex, Monmouth and Ocean Counties. All four entities extend assistance for a total of seventy-one (71) tenant-based rental assistance (TBRA) to low-income individuals/families who are diagnosed with Human Immunodeficiency Virus (HIV) infection or Acquired Immunodeficiency Syndrome (AIDS). The goal of the provision of these services is to enable low-income individuals and families living with HIV/AIDS to secure and maintain appropriate housing in said jurisdictions. Eligible HOPWA beneficiaries must meet the low-income definition as defined annually by the U.S. Department of Housing and Urban Development (HUD), as at or below 80% of area medium income (http://www.huduser.org/portal/datasets/il.html), live within the county jurisdictions, and be medically diagnosed with HIV/AIDS. The noted four providers deliver TBRA services by providing housing subsidies to HOPWA-eligible clients and their families for rental costs associated with leasing a permanent housing unit located in the private rental market. The subsidy amount is determined in part based by household income and rental costs associated with the tenant’s lease. As per HUD guidelines, all units will be rented at or under the Fair Market Rent rates and meet housing quality and habitability standards established by HUD. All four entities have with either their Social Service departments, inclusive of the Salvation Army, lead all efforts to determine eligibility, screen clients and assist them in finding suitable apartments. Said agencies also handle enrollments, re-certifications, and day-to-day client services. By delivering these services, the agency is preventing homelessness, increasing housing stability, and helping clients establish permanent residence in the four regions. Administrative expenses will also be supported in accordance with federal HOPWA regulations and guidelines. By statute, administrative costs are limited to 7% of the portion of the annual award. Administrative activities include general management, oversight, coordination, evaluation and reporting. As per HUD requirements, the agency is required to produce an Annual Performance Report (APR) summarizing HOPWA expenses and activities carried out in Ocean County during the calendar year. The report shall detail use of all grant monies received, including the number of eligible beneficiaries served, type of assistance provided, and any other information that is necessary to complete the annual report to HUD on behalf of the New York City Eligible Metropolitan Statistical Area and in the future, supplied to the Township of Lakewood MSA. The eligible HOPWA activities that have been funded and will be funded into the foreseeable future are as follows:</p> <ul style="list-style-type: none"> • Tenant Based Rental Assistance • Administrative Expenses
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2	Project Name	Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$174,033
	Description	Support various public service organizations throughout the township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Planning and Program Administration
	Target Area	
	Goals Supported	Planning and Program Administration
	Needs Addressed	CDBG Program Administration
	Funding	CDBG: \$232,044
	Description	Support the various planning, administration, legal and grantsmanship duties for the local HUD CDBG program.
	Target Date	7/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Over 4000 persons will be assisted through various local and regional charitable organizations
	Location Description	Ocean County region
	Planned Activities	

4	Project Name	Public Facilities
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$754,141
	Description	Support of various public facility improvements township-wide which are located in eligible predominately low and moderate-income areas as designated by the last US Census.
	Target Date	7/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Up to three local public facility improvement projects will be undertaken with CDBG resources in PY 2022
	Location Description	All local DTN neighborhoods
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The bulk of assistance through the Township's HUD CDBG program is either income related or lie within Designated Target Neighborhoods or are deemed a 'presumed benefit' activity.

The Township will be assuming direct administration of the HOPWA program for four (4) providers in New Jersey. Them being Monmouth, Middlesex, Ocean and Somerset Counties.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale, as stated previously, is either where a target neighborhood has been identified as being within a eligible DTN area or the activity is a presumed benefit activity or project.

Discussion

The Lakewood Township HUD CDBG program follows all regulatory controls for the disbursement of Federal funds. In program year 2022, Lakewood will assume the point for the disbursement of HOPWA funds for 71 units in Monmouth, Somerset, Ocean and Middlesex Counties.

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

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	0
Tenant-based rental assistance	71
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	71

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

Introduction

The township supports a two-pronged affordable housing program, one being a municipally land dedicated to over 200 affordable housing units. The other being a participating agreement with STEPS and other stake-holders in providing additional affordable units. An important relationship has been forged between the Lakewood Resource and Referral Center (LRRRC) and Solutions to End Poverty Soon (STEPS) where homeownership counseling /affordable housing training and seminars are established to ensure local residents are prepared and knowledgeable about the homeownership process. There are also dynamic efforts of STEPS to be involved in preventing tenants from becoming homeless from landlords. Constructive lines of communication are established between the LRRRC and STEPS to ensure that the scourge of homelessness does not spread in Lakewood due to the efforts.

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

All aspects of the 2011 Analysis of Impediments are enforced or are under analysis.

Discussion

All initiatives as discussed in the AI Plan are underway or enforced.

The Planning Initiatives are important, but the daily on-the-ground efforts of the LRRRC and STEPS ensure that affordable housing is identified in Lakewood and participants in the Lakewood Affordable Housing Initiative take part in all of the educational programs to make homeownership and secure tenancy a reality.

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

Introduction

Lakewood Township strived to continue to support local and Ocean County efforts to support housing and non-housing initiatives that assist low and moderate-income persons and families. The goals and objectives of regional and local HUD programs are to provide resources to the most underserved populations. Such activities along this continuum are additional subsidized rental “Housing Choice Vouchers”, additional funding for regional and local housing rehabilitation programs which ensure neighborhood stabilization and market viability of the single-family detached housing type. Additional support is always welcomed in local Fair and Affordable Housing initiatives, public service organizational support and the maintenance and replacement of vital infrastructure as curbs, sidewalks and roads

Actions planned to address obstacles to meeting underserved needs

The Lakewood Resource and Referral Center, a local Subrecipient serves as the primary point of contact for the low/moderate income population of Lakewood to promote the Grantee’s Affordable Housing Initiative. In collaboration with Solutions to End Poverty (STEPS), the LRRC will work to ensure that residents can access existing and future available units of affordable housing.

Actions planned to foster and maintain affordable housing

The Lakewood Resource and Referral Center, a local Subrecipient serves as the primary point of contact for the low/moderate income population of Lakewood to promote the Grantee’s Affordable Housing Initiative. In collaboration with Solutions to End Poverty (STEPS), the LRRC will work to ensure that residents can access existing and future available units of affordable housing.

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 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 is part of a screening and referral program as established by the Ocean County Health Department some time ago. If a residence is found to be built prior to 1978, there are young children present, the home is tested for lead based paint and the children are referred (or strongly recommended) for testing at the OC Health Department.

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategy

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 transportationThe township has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The local strategy follows:Self Sufficiency ProgramsLakewood Township does envision a job training program for the future. The lack of Federal, State or local funds for such an initiative seems to be problematic at this time.

Actions planned to develop institutional structure

The Township of Lakewood Community Development Department primarily administers and monitors the CDBG entitlement program. The department also administers other Federal and State housing programs as mandated by local rules and regulations.

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 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
- Public service program income-benefit monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance
- Federal and state program reporting
- Federal Stimulus Job creation reporting
- Other Areas of ComplianceThe community development department operates in accordance with the monitoring plan developed for the CDBG programs under the most recent HUD monitoring concluded in 2010, including an annual single audit in conformance with OMB Circular 133-A. The Director of the CD Department Director, monitors all activities of the program on a monthly basis.

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

All concerned organizations and groups as it pertains to the local HUD CDBG program meet frequently to discuss existing issues and engage in problem solving during the year.

Discussion

NA

Program Specific Requirements

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

Introduction

The Lakewood Township's 5-Year Consolidated Plan and One-Year Action Plan coordinates all elements of community development including housing, public facility development and public services into a single plan and application for Federal US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The Ocean County Housing Consortium is the point of contact regarding the HOME Investment Partnerships Program. Lakewood is a beneficiary of the county program. Furthermore, Lakewood Township will be point for the HOPWA program for four (4) counties in New Jersey representative of 71 units overall.

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.	70.00%

Discussion

This is the first year of Lakewood Township being the point for the HOPWA point program for four (4) counties in New Jersey representative of 71 + units.

