

# 2024 Lakewood Township HUD CDBG Action Plan

## 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 2024 program year will also include a HOPWA allocation for three (3) providers in New Jersey for housing support.

\*This annual action plan outlines the activities that will be commenced during the program year – 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 will receive the following HUD Allocations for PY 2024:

- Community Development Block Grant (CDBG): \$1,634,256
- Housing Opportunities for Persons with AIDS (HOPWA): \$2,262,328

#### 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.

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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 One Year Action plan includes a \$2,262,328 allocation for HOPWA providers for PY 2024. 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, in 2024 will once again be the point for HOPWA subsidies (Housing Opportunities for Persons with AIDS (HOPWA) for three (3) regional entities in Middlesex, Monmouth and Ocean Counties. All three entities extend assistance for a total of eighty-eight (88) 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.

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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. The CDBG assisted approximately 300 persons through eligible public service activities. 2024 funds will also support the HOPWA program for persons in need of housing subsidy. The 2023 HOPWA program continued support of seventy one (71) units of housing subsidy to HIV positive persons in three Counties.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

N/A yet

### **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.

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The public rendered no comments.

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

The County Consortium received no comments.

### **7. Summary**

The Township of Lakewood CDBG program continued to support public service, public facility assistance throughout the community. The HOPWA program provided over seventy one persons with rental subsidy units who are HIV positive.

**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		CD Department- Rehabco Inc., CDBG HOPWA
HOPWA Administrator	LAKEWOOD TOWNSHIP	George Lowe, HOPWA Director

**Table 1 – Responsible Agencies**

**Narrative**

Ervin Oross Jr. PP AICP CPM, CD Administrator

George Lowe PhD. Director HOPWA Program

**Consolidated Plan Public Contact Information**

eoross@lakewoodnj.gov

glowe@thecenterinap.com

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

### **1. Introduction**

Public hearing process through the Ocean County Consortium begins March 8, 2024 Lakewood Township has made significant strides in improving coordination between housing and healthcare services for HOPWA clients through two key initiatives.

**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 has coordinated with The Center in Asbury Park NJ to administer a wide-array of HOPWA related functions. Lakewood Township has made significant strides in improving coordination between housing and healthcare services for HOPWA clients through two key initiatives. The Care Coordination Program, which brings together HIV housing providers, healthcare organizations, and social services agencies, provides comprehensive care for vulnerable populations with chronic illnesses and disabilities. The HIV Housing-Health Committee addresses the intersection of housing and healthcare issues, offering resources and support for residents with complex healthcare needs. As a result, one organization will now provide all STRMU services to three counties. An existing HIV residential complex has become a Master Lease program that collaborates with both committees to offer additional TBRA services. This has led to an increase in TBRA units from 71 to 88.

**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.**

Lakewood Township's HOPWA program coordinates with the Continuum of Care (COC) in each of the four counties it serves, ensuring a seamless flow of services for homeless individuals. COC understands that there are exceptions for people eligible for HOPWA that are not under COC. All homeless individuals are enrolled in their respective COC programs and listed on the waitlist for chronically homeless individuals, including those living with HIV. The program prioritizes the most vulnerable populations, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Representatives from the Coordinated Entry system are an integral part of the Care Coordination Program, working together to assess and move individuals into permanent housing.

**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**

Lakewood township collaborates with the Continuum(s) of Care (COC) serving its area to inform the allocation of ESG funds, ensuring that resources are targeted effectively to meet local needs. The COC also plays a key role in establishing performance standards and evaluating the outcomes of projects and activities funded by ESG grants. Additionally, the COC helps to develop policies, procedures, and funding strategies for the operation and administration of the Homeless Management Information System (HMIS). ESG funds and requests for proposals (RFPs) are managed through each county's COC Director, ensuring that programs are accessible to all residents within the county.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	THE CENTER IN ASBURY PARK
	<b>Agency/Group/Organization Type</b>	Services - Housing HOPWA Program Coordination
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agencies consulted included : Ocean County Department of Health Ocean County Social Services The Center In Asbury Park, Inc. Monmouth County Social Services Jersey Shore Medical Center HIV Program The A-Team VNA Central Jersey HIV Prevention Program Monmouth Medical Center HIV Program Riverview Medical Center HIV Program Coordinated Entry Monmouth County Cranwright House-a transitional housing program for individuals with HIV and formerly incarcerated. New Jersey State Department of Health, HIV, STD and TB Services, Program Managers Salvation Army Middlesex Count

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

**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		
HOPWA	The Center in Asbury Park NJ	

**Table 3 - Other local / regional / federal planning efforts**



## **Narrative**

George Lowe has been appointed the Director of all HOPWA functions for Lakewood Township.

**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**

The Ocean County Housing Consortium began its public hearing process on March 8, 2024

Lakewood had a public comment period through the course of July 2024

**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

#### 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	1,634,256	0	0	1,634,256	0	To support public services, public facility improvements and administration

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	2,262,328	0	0	2,262,328	0	Lakewood may include additional tenant based-rental assistance, HOPWA coordinator support, resource identification and administration to support TBRA and STERMU for three project sponsors and administration. Facility based housing services, permanent housing services and placement.
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**

Many CDBG projects are matched with either local or County resources.

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

## **identified in the plan**

Lakewood Township continues to support the Lakewood Commons affordable housing development which to this day supports low and moderate-income families. The Township established its affordable housing trust fund with the passage of Ordinance 2018-09 in March 2018 and has been collecting mandatory development fees from non-residential development since its establishment. All affordable housing trust fund revenues are, therefore, projected to be collected in the period from 2018 through 2025. All such revenues shall be deposited into a dedicated, interest-bearing account within an accredited financial institution for the purposes of affordable housing. All monies in the Township of Lakewood Affordable Housing Trust Fund shall be spent in accordance with the applicable regulations of the NJDCA, as described in the sections that follow. To project revenue anticipated during the period through 2025, Lakewood considered the following:

### **1 . Development Fees:**

From the inception of the township's affordable housing trust fund in March 201 8 through December 201 8, the township collected \$624,881 in nonresidential development fees.

## **Discussion**

Many housing programs have been bolstered in the short term due to the advent of American Recovery Funds for Covid-19 relief, infusion local affordable housing trust funds for the assistance of first-time homebuyers and rental assistance with the added benefit of housing rehabilitation for low and moderate-income homeowners in Lakewood. Also on a regional basis Lakewood is the point of contact for three (3) Counties receiving tenant based-assistance for persons with AIDS through 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
1	Public Services	2020	2021	Non-Homeless Special Needs		Public Services	CDBG: \$245,138	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Planning and Program Administration	2020	2021	Planning and Administration		CDBG Program Administration	CDBG: \$326,851	
3	Public Facilities	2020	2021	Non-Housing Community Development		Public Facilities	CDBG: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45000 Persons Assisted
4	HOPWA Program	2022	2023	Non-Homeless Special Needs		Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA: \$2,103,965	HIV/AIDS Housing Operations: 88 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide public service support to over 2000 persons township wide
2	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	Administrative support of CDBG programs
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The support of various public facility and infrastructure projects through all DTN areas in Lakewood NJ
4	<b>Goal Name</b>	HOPWA Program
	<b>Goal Description</b>	Rental assistance for 88 units through Lakewood's HOPWA

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

HUD CDBG and HOPWA Programs for 2024 are to support housing and non-housing support throughout Lakewood Township and 88 units of HOPWA units.

#	Project Name
1	Public Services
2	Public Facility
3	Program Planning and Administration
4	HOPWA
5	HOPWA Administration
6	Housing Rehabilitation

**Table 7 – Project Information**

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



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$245,138
	<b>Description</b>	To support various local and regional public service groups and charities which assist young adults, soup kitchens, food pantries and various senior support services
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over 2000 persons assisted in the Lakewood demographic area
	<b>Location Description</b>	Township wide
	<b>Planned Activities</b>	Variuos nutritional, health based, youth services, senior services, educational services.
<b>2</b>	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$650,000
	<b>Description</b>	Various public facility improvements inclusive of curbs, sidewalks and roadways throughout approved DTN areas in the township.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over 45,000 persons will be assisted through various public facility and infrastructure projects in Program Year 2024.
	<b>Location Description</b>	All eligible DTN census areas.
	<b>Planned Activities</b>	Various eligible public facility and infrastrucure improvement projects through the program years.
<b>3</b>	<b>Project Name</b>	Program Planning and Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	CDBG Program Administration
	<b>Funding</b>	CDBG: \$326,851
	<b>Description</b>	Overall program planning and administration of the Township's CDBG program.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	
	<b>Planned Activities</b>	
4	<b>Project Name</b>	HOPWA
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Opportunities for Persons with AIDS (HOPWA)
	<b>Funding</b>	HOPWA: \$2,103,965
	<b>Description</b>	Lakewood Township CD Department is the point of contact for the Housing Opportunities Persons with Aids for 88 rental units through three (3) counties in New Jersey.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	88 persons will benefit from subsidized housing through the HOPWA program.
	<b>Location Description</b>	Individuals in Monmouth, Ocean and Middlesex Counties.
	<b>Planned Activities</b>	88 units of rental housing subsidy through program year 2024
5	<b>Project Name</b>	HOPWA Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Opportunities for Persons with AIDS (HOPWA)
	<b>Funding</b>	HOPWA: \$158,363
	<b>Description</b>	HOPWA program administration
	<b>Target Date</b>	7/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOPWA program administration
	<b>Location Description</b>	
	<b>Planned Activities</b>	HOPWA administrative support for three (3) counties
6	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$412,267
	<b>Description</b>	Township wide housing rehabilitation program for low and moderate income residents.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approx 30 units of housing rehabilitation support community wide
	<b>Location Description</b>	Township wide
	<b>Planned Activities</b>	Extend housing rehabilitation for health and safety code violations township wide to eligible residents.

## **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**

Lakewood Township low and moderate-income population will be assisted using CDBG entitlement funds. HOPWA funds will support between 3 project sponsors in tenant based rental assistance and administration.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Distribution of funds are either based on income based criteria or areas which contain a large concentration of low and moderate income persons in a certain census block and lot.

### **Discussion**

Important categories under CDBG must meet one of four (4) tests for funding; activities that benefit low and moderate-income persons (570.208 a) which benefit areas with low and moderate-income persons, limited clientele activities, housing activities or job creation or retention.

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

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	88
Tenant-based rental assistance	0
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	88

## **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 (LRRC) 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 LRRC 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 LRRC 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. Furthermore, the Township Affordable Housing Trust fund has allocated and spent over \$2 million dollars to date on rental affordable housing access, first time homebuyer assistance, housing rehabilitation and homelessness mitigation.

### **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 three (3) counties in New Jersey representative of 88 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
<b>Total Program Income:</b>	<b>0</b>

### 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.	0.00%

## **Discussion**

This is the second year of Lakewood Township being the point for the HOPWA point program for three (3) counties in New Jersey representative of 88 units.

