

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☐ New
☒ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

09/22/2021

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-DP-34-0217

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

County of Monmouth

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

21-6000881

*** c. UEI:**

NH1QAMLD7838

d. Address:

*** Street1:**

Hall of Records Annex

Street2:

*** City:**

One East Main Street

County/Parish:

*** State:**

NJ: New Jersey

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

07728-2279

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Division of Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Laura

Middle Name:

*** Last Name:**

Kirby

Suffix:

Title: Director of Community Development

Organizational Affiliation:

*** Telephone Number:**

732-431-7460

Fax Number:

732-308-2995

*** Email:**

laura.kirby@co.monmouth.nj.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Funds from the HOME-ARP Program will be utilized for a variety of projects that provide affordable rental opportunities for homeless, at risk, and other vulnerable populations.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

4, 6, 12

* b. Program/Project

4, 6, 12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/20/2021

* b. End Date:

09/30/2030

18. Estimated Funding (\$):

* a. Federal

5,523,901.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

5,523,901.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Thomas

Middle Name:

A.

* Last Name:

Arnone

Suffix:

* Title:

Commissioner Director

* Telephone Number:

732-431-7460

Fax Number:

* Email:

Lauren.Bumbera@co.monmouth.nj.us

* Signature of Authorized Representative:



* Date Signed:

12/5/22

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

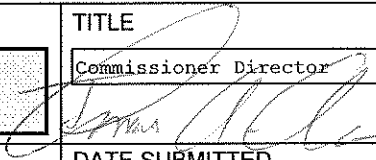
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Commissioner Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Monmouth County	12/5/22

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

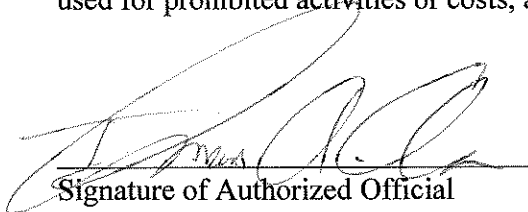
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.


Signature of Authorized Official

12/5/22
Date

Commissioner Director

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

AFFIDAVIT OF PUBLICATION

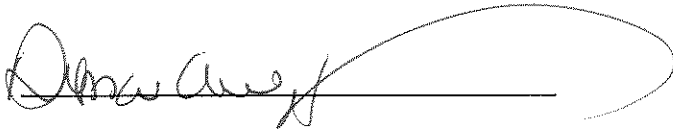
STATE OF NEW JERSEY

Monmouth County NJ

DEBRA DOVEDYTIS BEING SWORN, DEPOSES THAT THE BELOW ADVERTISEMENT WAS PUBLISHED IN THE STAR LEDGER, A PUBLIC NEWSPAPER, WITH GENERAL CIRCULATION IN ATLANTIC, BURLINGTON, CAPE MAY, ESSEX, HUDSON, HUNDERTON, MERCER, MONMOUTH, MORRIS, OCEAN, PASSAIC, SOMERSET, SUSSEX, UNION AND WARREN COUNTIES AND THIS NOTICE IS AN ACCURATE AND TRUE COPY OF THIS NOTICE AS PRINTED IN THE STAR LEDGER NEWSPAPER, ON

STAR LEDGER: TUESDAY, OCTOBER 11, 2022

SWORN TO AND SUBSCRIBED BEFORE ME THIS **11TH DAY OF OCTOBER, 2022**



NOTARY



Debra Ann Dovedytis
NOTARY PUBLIC
State of New Jersey
ID # 2278356
My Commission Expires
August 29, 2026

**ATTENTION MONMOUTH COUNTY RESIDENTS
MONMOUTH COUNTY OFFICE OF COMMUNITY DEVELOPMENT
PUBLIC HEARING AND NOTICE OF PUBLIC COMMENT PERIOD**

A Public Hearing regarding Monmouth County's HOME Investment Partnerships Program American Rescue Plan will be held by the Office of Community Development. The purpose of this Public Hearing is to invite public comment and input on the Draft HOME-American Rescue Plan submission (HOME-ARP). As an entitlement community, HUD has requested that Monmouth County develop and submit a plan for the \$5,523,90 one-time fund allocation reserved for Monmouth County. The HOME-ARP funds are intended to provide housing, shelter, and supportive services for persons experiencing, or at risk of homelessness. The HOME-ARP submission describes the activities proposed by the Monmouth County Office of Community Development, the Monmouth County CoC, and other community stakeholders.

The 15 day public comment period for the plan will start on October 17, 2022 and continue through and include November 21, 2022. Copies of the draft HOME-ARP are available on the Monmouth County Division of Planning Office of Community Development webpage at visitmonmouth.com/communitydevelopment

PUBLIC HEARING LOCATION: Public participation for the Monmouth County Office of Community Development Public Hearing of October 27, 2022 is available by phone (call in) or web conferencing (WebEx).

DATE: Thursday, October 27, 2022 **TIME:** 10:00 a.m.

To Join by WebEx Conference:

- To access WebEx, go to webex.com
- Click on the 'Join a meeting' heading (top upper right on screen)
- When prompted to 'Join a Meeting', enter the Meeting Number (access code): 2333 927 5174
- When prompted, enter the Meeting Password (Case sensitive):
Community

To Join by Phone

- Dial: 1-408-418-9388
- Meeting number (Access Code): 2333 927 5174

Members of the public will be able to provide spoken and text comments during the public comment period of the meeting. For more information contact the Office of Community Development at (732) 431-7460, or check the Community Development Webpage at visitmonmouth.com/communitydevelopment. If you are unable to make the public hearing and wish to comment on the draft Plan, send your comments by mail to: Laura Kirby Director, Monmouth County Office of Community Development, Hall of Records Annex, One East Main Street, Freehold, New Jersey, 07728. You may also send your comments via email to communitydevelopment@co.monmouth.nj.us or via fax to 732-308-2995.

Servicios de lenguaje están disponibles de forma gratuita a hispanohablantes. Para recibir servicios telefónicas de interpretación u otras necesidades especiales, entregue una solicitud por escrito o por teléfono al coordinador LEP al menos cinco (5) días hábiles antes de la reunión. Por favor póngase en contacto con: Office of Community Development Director, Division of Planning, Hall of Records Annex, 2nd Floor, 1 East Main Street, Freehold, NJ 07728

Monmouth County Board of County Commissioners

Meeting Venue:

Date: Mar 24, 2022 - 2:00 PM

Location: Hall of Records
 Commissioner's Meeting Room
 1 East Main Street
 Freehold, NJ 07728

Agenda: Resolution authorizing obligation and programming of Monmouth County Office of Community Development HOME Investment Partnerships – American Rescue Plan Program Administrative Funds.

Official Document #	Res# 2022-0239						
Meeting Date	03/24/2022						
Introduced Date	03/24/2022						
Adopted Date	03/24/2022						
Agenda Item	25						
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC.	AYE	NAY	ABST.
Licitra	✓				✓		
DiRocco	✓			✓	✓		
Burry	✓				✓		
Kiley	✓		✓		✓		
Arnone	✓				✓		

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
 COPY OF A RESOLUTION ADOPTED BY THE
 BOARD OF COUNTY COMMISSIONERS OF THE
 COUNTY OF MONMOUTH AT A MEETING HELD

Patricia J. ... 2022
Debra ...
 CLERK

**RESOLUTION AUTHORIZING OBLIGATION AND PROGRAMMING OF
MONMOUTH COUNTY OFFICE OF COMMUNITY DEVELOPMENT HOME
INVESTMENT PARTNERSHIPS - AMERICAN RESCUE PLAN PROGRAM
ADMINISTRATIVE FUNDS**

WHEREAS, under the Home Investment Partnerships Program, contained in Title II of the Cranston-Gonzalez National Affordable Housing Act, authorized to provide financial assistance to grantees to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very-low income persons; and

WHEREAS, the American Rescue Plan (ARP) has made available \$5,523,901.00 in supplemental Home Investment Partnerships Program (HOME-ARP) grant funding to expand affordable housing opportunities; and

WHEREAS, the Monmouth County Office of Community Development has prepared an application to the United States Office of Housing and Urban Development (USHUD) outlining proposed expenditures of the HOME-ARP funds through a Substantial Amendment to the FY2021 Annual Action Plan; and

WHEREAS, the USHUD has released \$276,195.05 to be used for administrative and planning funds for the preparation of this grant application; and

WHEREAS, the obligation and programming of these funds is in accordance with current USHUD and Community Development guidance and policies; and

WHEREAS, the Monmouth County Board of County Commissioners is desirous of allocating HOME-ARP funds as outlined above.

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Board of County Commissioners that the allocation of HOME-ARP funds as set forth herein be and the same is hereby approved, authorized, and accepted.

BE IT FURTHER RESOLVED that the Director and the Clerk of the Monmouth County Board of County Commissioners be and they are hereby authorized to take the necessary steps to accomplish said obligation and reprogramming.

BE IT FURTHER RESOLVED that the Monmouth County Office of Community Development be and the same is hereby authorized to process and distribute all related documents necessary to initiate these projects as per the programmatic policies of the Monmouth County Office of Community Development.

BE IT FURTHER RESOLVED that the Clerk of the Monmouth County Board of County Commissioners forward a certified true copy of this resolution to the Monmouth County Office of Community Development for distribution to all sub-recipients listed above.

From: [Cortese, Marissa](#)
To: ["sesdaile@aphanj.com"](mailto:sesdaile@aphanj.com)
Cc: ["thomas@aphanj.com."](mailto:thomas@aphanj.com)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 9:02:00 AM

Good Morning,

The County of Monmouth's Division of Planning, Office of Community Development is reaching out a final time to request consultation with your agency. The County is required to consult with all public housing agencies within the jurisdiction before developing its HOME-ARP allocation plan. Please respond within one week of receipt of this e-mail if you would like to participate.

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["reneed@highlandsha.org"](mailto:reneed@highlandsha.org)
Cc: ["heidic@highlandsha.org"](mailto:heidic@highlandsha.org)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 9:03:00 AM

Good Morning,

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Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["ddzema@perthamboyha.org"](mailto:ddzema@perthamboyha.org)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 9:03:00 AM

Good Morning,

The County of Monmouth's Division of Planning, Office of Community Development is reaching out a final time to request consultation with your agency. The County is required to consult with all public housing agencies within the jurisdiction before developing its HOME-ARP allocation plan. Please respond within one week of receipt of this e-mail if you would like to participate.

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Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["walkert@lbhousing.org"](mailto:walkert@lbhousing.org)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 8:59:00 AM

Good Morning,

The County of Monmouth's Division of Planning, Office of Community Development is reaching out a final time to request consultation with your agency. The County is required to consult with all public housing agencies within the jurisdiction before developing its HOME-ARP allocation plan. Please respond within one week of receipt of this e-mail if you would like to participate.

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["gwright@lbhousing.org"](mailto:gwright@lbhousing.org)
Cc: ["sbanks@lbhousing.org"](mailto:sbanks@lbhousing.org); ["mgonzalez@lbhousing.org"](mailto:mgonzalez@lbhousing.org)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 8:54:00 AM

Good Morning,

The County of Monmouth's Division of Planning, Office of Community Development is reaching out a final time to request consultation with your agency. The County is required to consult with all public housing agencies within the jurisdiction before developing its HOME-ARP allocation plan. Please respond within one week of receipt of this e-mail if you would like to participate.

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["sthomas@mhani.net"](mailto:sthomas@mhani.net)
Cc: ["pceglie@mhani.net"](mailto:pceglie@mhani.net); ["izani@mhani.net"](mailto:izani@mhani.net)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 8:57:00 AM

Good Morning,

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Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["rmeredith@tnha.org"](mailto:rmeredith@tnha.org)
Cc: ["BCook1@tnha.org"](mailto:BCook1@tnha.org)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 9:01:00 AM

Good Morning,

The County of Monmouth's Division of Planning, Office of Community Development is reaching out a final time to request consultation with your agency. The County is required to consult with all public housing agencies within the jurisdiction before developing its HOME-ARP allocation plan. Please respond within one week of receipt of this e-mail if you would like to participate.

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

From: [Cortese, Marissa](#)
To: ["belmarhousingauthority@gmail.com"](mailto:belmarhousingauthority@gmail.com)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Monday, September 19, 2022 8:48:00 AM

Good Morning,

The County is preparing to submit our HOME-American Rescue Plan, the County is required to consult with all PHA's within the jurisdiction. The County is planning on using the majority of the allocation to develop affordable housing for homeless and at risk populations. If you could give some feedback on what FHA believes the allocation (\$5,523,901) would best be used for, priority needs of the populations served, or any data you have on the qualifying populations.

Eligible activities include:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at [24 CFR 578.53\(e\)](#), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

Eligible Populations include:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Anything you can provide us with would be greatly appreciated, Have a great weekend!

From: [Cortese, Marissa](#)
To: ["freeholdha@aol.com"](mailto:freeholdha@aol.com)
Subject: Final Notice | Consultation | HOME-American Rescue Plan
Date: Friday, September 16, 2022 2:53:00 PM

Good Afternoon,

The County is preparing to submit our HOME-American Rescue Plan, the County is required to consult with all PHA's within the jurisdiction. The County is planning on using the majority of the allocation to develop affordable housing for homeless and at risk populations. If you could give some feedback on what FHA believes the allocation (\$5,523,901) would best be used for, priority needs of the populations served, or any data you have on the qualifying populations.

Eligible activities include:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
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Eligible Populations include:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Anything you can provide us with would be greatly appreciated, Have a great weekend!

Cortese, Marissa

From: Cortese, Marissa
Sent: Friday, February 17, 2023 12:17 PM
To: 'rbishop@neptunetownship.org'
Subject: FW: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning Mr. Bishop,

My name is Marissa Cortese, I work for the Monmouth County Division of Planning in the Office of Community Development. We are currently working on submitting a plan to HUD for a HOME-American Rescue Plan (ARP) Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

HOME-ARP Eligible Activities

- (1) development and support of affordable housing;
- (2) tenant-based rental assistance;
- (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance);
- (4) acquisition and development of non-congregate shelter units.

HOME-ARP Qualifying Populations

- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
- (2) At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness")
- (3) Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- (4) Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

Cortese, Marissa

From: Cortese, Marissa
Sent: Monday, February 6, 2023 10:27 AM
To: 'apatel@monarchhousing.org'
Subject: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning Mr. Patel,

My name is Marissa Cortese, I work for the Monmouth County Division of Planning in the Office of Community Development. We are currently working on submitting a plan to HUD for a HOME-American Rescue Plan (ARP) Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

HOME-ARP Eligible Activities

- (1) development and support of affordable housing;
- (2) tenant-based rental assistance;
- (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance);
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HOME-ARP Qualifying Populations

- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
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Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

Cortese, Marissa

From: Anna Diaz-White <annadw@180nj.org>
Sent: Wednesday, February 22, 2023 5:05 PM
To: Cortese, Marissa
Subject: Re: [EXTERNAL]Re: FW: Monmouth County | HOME Program | FY 2023

Hi Marissa,

Our population that we serve are victims of domestic violence. We are seeing a great need for rental assistance, deposits, case management and supportive services for this population... We are also seeing some larger families which are much harder to find housing that's affordable.

Would you be able to re-send the application materials again?

Many thanks Marissa,
Anna



Anna Diaz-White
Executive Director, 180 Turning Lives Around, Inc.

(She/Her/Ella) 732-264-4360 4210 www.180nj.org

[One Bethany Road Building 3, Suite 42 Hazlet NJ, 07730](#)



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On Wed, Feb 22, 2023 at 3:17 PM Cortese, Marissa <Marissa.Cortese@co.monmouth.nj.us> wrote:

Good Afternoon Anna,

I am responding to an e-mail Kathy Weir forwarded to me from you. I encourage you to apply for FY 2023 HOME funds, we may also have some HOME-American Rescue Plan (ARP) funds we can allocate to rental assistance for at risk and homeless clients. If you would not mind, I have a few questions specific for 180.

We are currently working on submitting a plan to HUD for a HOME-ARP Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of

service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

HOME-ARP Eligible Activities

- (1) development and support of affordable housing;
- (2) tenant-based rental assistance;
- (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance);
- (4) acquisition and development of non-congregate shelter units.

HOME-ARP Qualifying Populations

- 1. Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3))
- 2. At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”)
- 3. Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- 4. Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

Marissa Cortese

Senior Planner, Office of Community Development

Monmouth County, Division of Planning

One East Main Street Freehold, NJ 07728

phone: 732-431-7460 ext. 7505

From: Weir, Kathleen <Kathleen.Weir@co.monmouth.nj.us>

Sent: Tuesday, February 21, 2023 3:43 PM

Cortese, Marissa

From: Ewa Farry <efarry@mentalhealthmonmouth.org>
Sent: Monday, February 6, 2023 4:53 PM
To: Cortese, Marissa
Subject: [EXTERNAL]RE: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Marissa,
My notes are in red below. Hope this is somewhat helpful. I feel like I started to ramble on a little so I hope some of this is useful.
Ewa

Ewa Farry, MA (she/her)
Vice President of Adult Services
106 Apple Street, Suite 110
Tinton Falls, NJ 07724
p (732) 542-6422 ext. 110 | f (732) 542-2477
www.mentalhealthmonmouth.org



Mental Health Association
of Monmouth County



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From: Cortese, Marissa <Marissa.Cortese@co.monmouth.nj.us>
Sent: Monday, February 6, 2023 10:40 AM
To: Ewa Farry <efarry@mentalhealthmonmouth.org>
Subject: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning Ewa,

The County of Monmouth's HOME-ARP Allocation Plan was returned by HUD requesting more information. Laura Kirby asked me to reach out to you to see if you had any pertinent information for our re-submission of the allocation plan. We are looking to identify the priority needs for the qualifying populations (listed below), including rationale for determining gaps and the level of need in our shelter and housing inventory and service delivery system.

HOME-ARP Eligible Activities

- (1) development and support of affordable housing; There is definitely not enough affordable housing. We often times have many people who have been able to get a rental voucher of some sort but we have trouble finding apartments to fill those vouchers due to the rental market being so high and above FMR. Many landlords would rather rent to people who can afford the high rent then rent to someone with a voucher and they would have to lower their asking rent. Also #3 (case management or support) would potentially help landlords' resistance to rent to voucher holders as there is still a stigma of people who have a voucher and they may be viewed as tenants that causes trouble. It is an unfortunate stigma and often times not true, but it is often time perceived as such.
- (2) tenant-based rental assistance; I believe tenant based and project based rental assistance will always be needed.
- (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance); funding for case management to provide support service for people who have moved into housing but may need support to maintain housing. There are case management programs that provide these services to special populations such as populations with serious mental health conditions but not many that do not fit that criteria. Some other needs we often see are around transportation and application fees. Many people do not have \$50-\$100 per rental application fee just to apply for an apartment. In terms of transportation, those who have cars can't afford gas or car repairs, insurance, etc. Those who do not have cars need financial assistance with public transportation, Uber, Lyft. We have had people who were able to find work but then lose it because they can't get to work and they have a choice to make between paying for transportation, food, or a roof over their head.
- (4) acquisition and development of non-congregate shelter units. There is a significant need for women's shelter beds. The county shelter has a small amount of women beds and JSRM is for Men only. Joan Mandel's program is for men. Trinity has opened again for women but I am not certain how many women they can assist. The Warming center in Red bank is for Men only although they try to help a couple of women sometimes but they don't always have the accommodations for that.

HOME-ARP Qualifying Populations

- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3)) Both homeless and at risk of homelessness populations we encounter have been on the rise. This increase in homelessness is also increasing our chronically homeless populations as people remain homeless longer due to lack of available affordable housing. We also have seen an increase in situations where people are being evicted because even though they received help to catch up on rent during COVID and they are back to work, their rent now went up to where they can't afford it and end up losing the apartment anyway.
- (2) At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness")
- (3) Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- (4) Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel) I think this also speaks to the example I gave in #1 where people just can't afford

where they live on the income they have. Also, if you are someone on a fixed income like SSI/SSDI and do not have a rental assistance voucher, you will not be able to find anything affordable. Most of the people we see on SSI/SSDI average between \$800-\$1300 monthly. With today's prices if you can find a place to live for that amount it leaves you nothing for utilities, food, clothing, transportation, gas, etc.

Any input you can offer would be greatly appreciated, we would love to resubmit ASAP to get this money out on the streets where its needed.

Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

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Cortese, Marissa

From: Cortese, Marissa
Sent: Monday, February 6, 2023 10:14 AM
To: 'advocate@disabilityrightsny.org'
Subject: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning,

My name is Marissa Cortese, I work for the Monmouth County Division of Planning in the Office of Community Development. We are currently working on submitting a plan to HUD for a HOME-American Rescue Plan (ARP) Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

HOME-ARP Eligible Activities

- (1) development and support of affordable housing;
- (2) tenant-based rental assistance;
- (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance);
- (4) acquisition and development of non-congregate shelter units.

HOME-ARP Qualifying Populations

- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
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Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

Cortese, Marissa

From: Cortese, Marissa
Sent: Friday, February 3, 2023 11:33 AM
To: 'kciccarone@SearchDayProgram.com'
Subject: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning Kathy,

My name is Marissa Cortese, I work for the Monmouth County Division of Planning in the Office of Community Development. We are currently working on submitting a plan to HUD for a HOME-American Rescue Plan (ARP) Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

HOME-ARP Eligible Activities

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HOME-ARP Qualifying Populations

- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
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- (4) Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

Thank You Kindly,
Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

Cortese, Marissa

From: Cortese, Marissa
Sent: Friday, February 3, 2023 11:32 AM
To: 'lkelly@arcofmonmouth.org'
Subject: Monmouth County | HOME-American Rescue Plan | Consultation Opportunity

Good Morning Leslie,

My name is Marissa Cortese, I work for the Monmouth County Division of Planning in the Office of Community Development. We are currently working on submitting a plan to HUD for a HOME-American Rescue Plan (ARP) Grant. HOME-ARP funds can be used for 4 eligible activities I will list below. In order to complete the plan we need to perform outreach to various groups of service providers to obtain their input on what the housing needs of the populations they serve are and what they believe the funds should be spent on.

Please feel free to reach out with any inquiries you may have, and please submit your comments at your earliest convenience. Thank you in advance for your consultation.

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- (1) Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
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Thank You Kindly,
Marissa Cortese
Senior Planner, Office of Community Development
Monmouth County, Division of Planning
One East Main Street Freehold, NJ 07728
phone: 732-431-7460 ext. 7505

MONMOUTH COUNTY HOMELESS SYSTEMS COLLABORATIVE

NJ CONTINUUM OF CARE #508

Affiliated agencies and organizations

180, Turning Lives Around, Inc.
Acelero Learning
Affordable Housing Alliance
Bayshore Family Success Center (YMCA of Greater Monmouth County)
Blessing Bag Brigade, NJ
Catholic Charities, Diocese of Trenton
City of Asbury Park
The Center in Asbury Park
Center House
Child Care Resources of Monmouth County
Collaborative Support Programs (CSPNJ)
Community Affairs & Resource Center (CARC)
Community Health Law Project
Community Hope, Inc
Covenant House NJ
Emergency Housing & Advocacy Program, Inc.
HABcore
IEP Youth Services Inc.
Jersey Shore Rescue Mission
Horizon Health
Interfaith Neighbors, Inc.
JBJ Soul Kitchen
Jersey Shore Rescue Mission
Lunch Break, Inc.
Mental Health Association of Monmouth County, Inc.
Middletown Township Department of Social Services
Monarch Housing Associates, Inc.
Monmouth ACTS
Monmouth County Department of Human Services
Monmouth County Division of Behavioral Health Services
Monmouth County Division of Aging, Disabilities & Veterans Services
Monmouth County Division of Social Services
Monmouth County Division of Workforce Development
Monmouth County Office of Community Development
Monmouth County Public Housing Agency
Monmouth County Sheriff / Office of Emergency Management
Monmouth Cares
Monmouth Ocean Educational Services Commission – McKinney-Vento

Monmouth Ocean United Way
Navicore Solutions
NJ Department of Community Affairs – Office of Homeless Prevention
NJ Department of Community Affairs – Public Housing Agency
NJ Division of Family Development
NJ Housing Mortgage Finance Agency (HMFA)
NJ Office of Long-term Care
NJ Veterans Administration
Pilgrim Baptist Church
Soldier On
St. Vincent de Paul Society
South Jersey Legal Services
Trinity Episcopal Church
Triple C Housing
Wells Fargo
Women's Hospitality Network

Monmouth PIT Comparison -2020-2021-2022

Emergency Shelter	2020 Count	2021 Count	2022 Count
180 TLA - Emergency Shelter	40	35	50
Family Promise	16	20	40
Laurel House Respite	1	1	2
Coffey Residence Respite	1	1	1
MCDSS Hotel Placement	118	106	146
Affordable Housing Alliance Adult Shelter	7	2	15
Community Hope Hotel/Motel	-	-	8
Interfaith ESG hotel/motel	-	-	3
Jersey Shore Rescue Mission	25	5	17
Soldier On hotel/motel	-	-	1
Code Blue Motel	-	11	27
AHA COVID shelter	-	11	1
Total	240	198	336

Transitional Housing	2020 Count	2021 Count	2022 Count
CC Linkages	68	71	68
180 TLA – FIT/TH-RRH	6	4	-
Jersey Shore Rescue Mission	10	6	9
New Jersey Association on Corrections Canright	11	10	10
Covenant House Rights of Passage	9	7	7
Total	104	98	94

Street Count	2020 Count	2021 Count	2022 Count
Street	59	26	23

Population Breakdown

Population	2020 Count	2021 Count	2022 Count
Individuals	239	203	256
Persons in Families	164	119	185
Veterans	15	10	14
Chronically Homeless	88	58	95
Victims of Domestic Violence	36	25	32
Severe Mental Illness	125	134	148
Substance Abuse	126	102	108

Youth (households & unaccompanied under 24)	25	40	4
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Monmouth County Housing Inventory Chart 2021

*Data collected for 1/25/22

Total Organizations- 19

Total Projects- 41

Total Beds- 1356

Utilization Rate- 98%

Permanent Supportive Housing Beds-760

Rapid Rehousing Beds- 145

*includes CoC funded projects, low income units dedicated to the homeless, HUD VASH, state (or other federal) funded housing vouchers

Monmouth County, New Jersey
HOME-ARP Allocation Plan



July 2022

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Attachments

SF-424

SF-424D

HOME-ARP Certifications

Affidavit of Publication

Public Hearing and Notice of Public Comment Period

Monmouth County Resolution Authorizing HOME-ARP funds

E-mail Correspondence with Public Housing Agencies Serving the Jurisdiction

E-mail Correspondence with Disability Service Providers Serving the Jurisdiction

List of CoC Agencies

Point In Time Comparison Chart

Background

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the “HOME-ARP” program. On September 22, 2021 the U.S. Department of Housing and Urban Development (HUD) awarded the Monmouth County HOME Consortium \$5,523,901.00 in HOME-ARP funds.

Eligible HOME-ARP funded activities include:

1. Development and support of affordable housing;
2. Tenant-based rental assistance;
3. Provision of supportive services (e.g. housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance); and
4. Acquisition and development of non-congregate shelter units.

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”)
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

To receive HOME-ARP funding, the Consortium must develop and submit to the Department of Housing and Urban Development a HOME-ARP Allocation Plan, which meets the requirements in the HOME-ARP Notice, describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and community engagement, including a 15-day public comment period and at least one public hearing.

The Monmouth County HOME Consortium will submit the HOME-ARP Allocation Plan by uploading the plan within the Integrated Disbursement and Information System (IDIS) as an amendment to the FY 2021 Annual Action Plan.

Consultation

Before developing the HOME-ARP Allocation Plan, the Monmouth County HOME Consortium consulted with the Monmouth County Continuum of Care (CoC), local homeless and domestic violence service providers, veterans' groups, public agencies that specifically address the needs of the qualifying populations, as well as public and private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Additionally, the HOME Consortium also reached out to all public housing agencies (PHAs) operating within in the County. These entities have relevant knowledge that specifically speak to the needs, service gaps, and potential activities that would best benefit the qualified populations. All outreach is listed in the table below.

Throughout the development of the HOME-ARP Allocation Plan, staff from the County of Monmouth's Department of Community Development consulted with these stakeholders to gain their input on how to allocate the HOME-ARP funds to best address the needs of the qualified populations. Stakeholders articulated the critical and ever-present need for additional affordable housing within the County of Monmouth.

- Households with vouchers are unable to meet occupancy deadlines due to limited availability of units that fall within the voucher value.
- Rapid Rehousing programs are unable to find eligible units that meet the HUD established rent limits
- Public Housing wait lists are closed, little turnover occurs within units.

A vast majority of feedback while developing the HOME-ARP Plan was gathered at the Monmouth County Homeless System Collaborative Executive and Full Membership Committee Meetings. The Homeless Systems Collaborative is a group of participating organizations who provide essential services to homeless households throughout Monmouth County. The Monmouth County Homeless System Collaborative was established for the purpose of management and oversight of homeless planning activities in Monmouth County. This committee oversees the implementation of the Monmouth County Strategic Plan to Prevent and End Homelessness, along with the management of the Monmouth County Continuum of Care, and funding of homeless programs in the community. Subcommittees focusing on specific issues (i.e. discharge planning, data collection, permanent housing, and coordinated systems) meet quarterly to discuss specific strategies and implementation methods related to the Monmouth County Strategic Plan to End Homelessness

The January 19th, 2022 Monmouth County HOME Funding Review Committee Meeting signified the beginning of the HOME ARP constation process. Comments and e-mail outreach are summarized in the table below. The Consortium will continue to meet with and consult stakeholders throughout the implementation of the HOME-ARP activities, to assess the ongoing needs of stakeholders' clients, and to develop and employ strategies that will help end chronic homelessness.

Organizations consulted and summary of feedback

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Monarch Housing Associates, Ending Homelessness Team	Affordable Housing Developer Consultant, Service Provider	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22)	Kasey Vienckowski discussed the need to expand the supply and accessibility of affordable, permanent supportive housing through development.
Monmouth County Continuum of Care	Service Providers	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22)	Kathleen Weir conferred the desperate need for low-income housing development in Monmouth County, noting the competitive housing market and high rents within the County as two of the main contributing factors to the lack of affordable housing.
Monmouth ACTS	Service Provider	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22)	No specific feedback received.
Monmouth County Department of Human Services	Service Provider	Virtual Meeting – Monmouth County Funding Review	Nicole Cyr proposed the full allocation be geared toward the development and

		Committee (1/19/22)	production of affordable housing and suggests funding projects which already received HOME funds for additional homeless set asides.
Interfaith Neighbors, Inc.	Affordable Housing Developer, Service Provider	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22)	Paul McEvily proposed money should be allocated to shovel ready affordable housing development projects so we can quickly assist the qualified populations.
Monmouth County Homeless System Collaborative	Service Provider	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22)	No specific feedback received.
180 Turning Lives Around	Domestic Violence Service Provider	Virtual Meeting – Monmouth County Funding Review Committee (1/19/22) E-mail Correspondence 2/27/23	Staff reported being shelter facility being near or at full capacity, utilizing motels for overflow.
Monmouth County Fair Housing Officer	Civil Rights and Fair Housing Service Provider	In-Person Meeting (6/2/22)	Tracy Winrow noted the numerous complaints she has received from tenants in the

			County, citing rent increases as high as 40%, landlords taking tenants month to month instead of full year leases, lack of HUD regulated affordable housing, mostly affecting the 0-30% percentile.
Long Branch Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Middletown Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Red Bank Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Freehold Borough Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Keansburg Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Belmar Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Neptune City Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Asbury Park Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Highlands Housing Authority	Public Housing Agency	Contacted via E-mail and phone	No comments received.
Neptune Township Department of Senior Services & Senior Center	Senior Service Provider	Contacted via E-mail and phone	No comments received.
Monarch Housing Associates	Disability Service Provider	Contacted via E-mail and phone	No comments received.
Disability Rights New Jersey	Disability Service Provider; Civil Rights	Contacted via E-mail and phone	No comments received.

	and Fair Housing Service Provider		
SEARCH Day Program	Disability Service Provider	Contacted via E-mail and phone	No comments received.
The Arc of Monmouth	Disability Service Provider	Contacted via E-mail and phone	No comments received.
Monmouth County Office on Aging	County Service provider	In person meeting	Lack of transportation connections for seniors to necessary services, seniors are having issues maintaining housing due to rising rents and fixed income levels

*List of all CoC agencies consulted attached below

Summary of Comments Received During the Consultation Process

- During the consultation process, The Monmouth County Homeless System Collaborative's **Permanent Housing Committee** has frequently stressed their focus on exploring possibilities for increasing development of affordable housing. The committee seeks to develop relationships with the Public Housing Agencies in Monmouth County to work with the Mental Health Association (MHA) of Monmouth County's, Housing Navigator to implement homeless preference. The Housing Navigation program prioritizes and assists homeless individuals and families in obtaining permanent housing, serving as a point of exit from homelessness. **Ewa Farry** of MHA reported seeing a continuous increase in referrals since the start of the COVID-19 pandemic. This trend correlates with the need for additional affordable housing within the County.
- **Kathy Weir** of The Monmouth County CoC and **Kasey Vienckowski** of Monarch Housing Associates, noted that they held meetings with the local PHAs in the Spring of 2021, to try and discuss establishing homeless set asides, however they report there have been some barriers as the housing authorities do not necessarily see the benefit to their agencies to partnering with the CoC despite HUD guidance encouraging CoC's to try for this type of collaboration.

- Several of the County Homeless Shelters and Emergency Housing accommodations, including **180 Turning Lives Around (Domestic Violence Service Provider)** and **Linkages**, continuously reported being near or at full capacity, utilizing motels for overflow and referring clients to the Emergency Housing Voucher Program (EHV). While **Interfaith Neighbors** and **Lunchbreak**, recipients of the Emergency Solutions Grant (ESG), reported they continue to see a high number of calls for at risk residents in need of assistance. In response to the Covid -19 pandemic, Monmouth County received \$2.5 million in supplemental ESG funds to provide, rental subsidy assistance/arrears, utility payments, and security deposit assistance to low-income families in Monmouth County who are either homeless or who would become homeless without assistance. Both tracks of ESG funding provides funding for the continuance of both Rapid-Rehousing and Homeless Prevention Programs. These programs assist low-income families in obtaining and/or maintaining affordable housing within Monmouth County.
- In response to the COVID-19 pandemic, the County of Monmouth received \$38,410,914.20 from the United States Department of Treasury. With this funding the County launched an Emergency Rental Assistance Program (ERAP) in May 2021. The purpose of the program was to provide rental assistance for income eligible households in Monmouth County making less than 80% of the area median income in accordance with the federal program guidelines. The Monmouth County Office of Community Development worked closely with the Department of Human Services to administer the program. Through the Emergency Rental Assistance Program the County demonstrated the significant number of renters in Monmouth County that are in crisis and at risk of losing their rental housing.
 - **Nicole Cyr**, Assistant Director of Planning for the Monmouth County Department of Human Services and Monmouth ACTS (Assisting Community Through Services) made notes that although the ERAP may help the County's renter population get out of COVID-19 related arrears, the New Jersey eviction moratorium would come to an end and there would be an influx of evicted renters in need of affordable housing. In July 2021 it was reported that there were 1800 pending evictions in Monmouth County. Similarly, **Christine Aumack**, Director of the Monmouth County Department of Social Services noted that during the COVID-19 pandemic many Monmouth County residents received unemployment benefits, the benefits served as a temporary crutch which once ceased would cause a flood of additional at-risk residents and a need for additional affordable housing.
- A representative from Soldier On, a private nonprofit organization committed to ending veteran homelessness, noted that from her experience with assisting the homeless and

at risk Veteran community there is not enough quick access to permanent housing in the County, which is a necessary benchmark toward ending homeless. FY2020 HOME funding was allocated towards the construction of the Gordan H. Mansfield Veteran's Community. Opened in November 2021, this facility provides 70 units of permanent supportive housing for veterans. All units are occupied but the wait list is open.

- Tracy Winrow the Monmouth County Fair Housing Officer, noted the numerous complaints she has received from Monmouth County tenants, citing rent increases as high as 40%, landlords strongly encouraging tenants for month to month payments instead of full year leases, lack of HUD regulated affordable housing, mostly affecting the 0-30% percentile.
- Multiple attempts to consult with the Public Housing Agencies serving Monmouth County were unsuccessful. The Public Housing Agencies did not express interest in consulting over the HOME-ARP. Final notices requesting consultation with each Public Housing Agency serving the jurisdiction are attached below.
- Multiple attempts to consult with various Disability Service Providers serving Monmouth County were unsuccessful. No interest in consulting over the HOME-ARP was expressed. E-mails requesting consultation with various Disability Service Providers serving the jurisdiction are attached below.
- **Anna Diaz-White** the Executive Director of 180 Turning Lives Around, expressed seeing a great need for rental assistance, security deposits, case management, and supportive services for victims of domestic violence. Additionally, she reports seeing larger families resulting in a harder time finding affordable housing.
- Additionally, many members of the CoC and affiliated organizations who were consulted in a larger group setting, are disability service providers, domestic violence service providers, civil rights and fair housing service providers. All were presented the opportunity to give their input on the housing needs of the populations they serve. All were in agreement that there is simply not enough affordable housing in Monmouth County to satisfy the needs of the qualifying populations.

All comments received thus far have been taken into consideration and serve as the foundation for the use of Monmouth County HOME-ARP funds.

Public Participation

The Monmouth County HOME Consortium must solicit and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, the Consortium must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The Consortium must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, the Consortium must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

Public Comment Period

The draft Monmouth County HOME-ARP Allocation Plan was made available for public display and comment on the Monmouth County Office of Community Development website at <https://www.visitmonmouth.com/page.aspx?ID=2966> and available in hard copy upon request at the Monmouth County Division of Planning Office of Community Development Department. The public comment period ran October 17, 2022 through November 21, 2022. Public notice of the public comment period was published in English and in Spanish in the Star Ledger on October 11, 2022.

Public Hearing

A Public Hearing on the draft HOME-ARP Allocation Plan was held on October 27, 2022. Public notice of the hearing was published in English and in Spanish in the Star Ledger on October 11, 2022. The public comment period ran October 17, 2022 through November 21, 2022.

Description of Efforts to Broaden Public Participation

The County of Monmouth followed its adopted Citizen Participation process. Information about Monmouth County’s HOME-ARP funding was widely distributed, through traditional avenues such as public notices, as well as, posted on the Monmouth County Office of Community Development website. Accommodations were available for people with disabilities upon request. Service providers, including disability service providers were given notice of the public hearing and public comment period.

The Consortium must consider any comments or view of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

The HOME-ARP plan was presented at open public meetings throughout 2022 that were advertised in the Star Ledger, Monmouth County websites, and on the Monmouth County Planning Board Calendar. These meetings were both in person and virtual.

- Monmouth County Fair Housing Meetings January and April 2022
- Homeless Systems Collaborative Executive Committee Meeting
- Homeless Systems Collaborative Full Membership Meeting February & October 2022
- Continuum of Care Open Public Meetings.
- HOME Project Allocation Meeting
- Community Development Block Grant re-organization 2022 meeting

Summary of comments and recommendations received through the public participation process

- At a Monmouth County Homeless System Collaborative meeting, public participant, April Hurley, commended the group for brainstorming and working to prepare for the “tsunami of need” for those that will be homeless once the eviction moratorium ended.
- No additional comments or recommendations were received from the general public throughout the participation period.
- The Monmouth County Office of Community Development has partnered with a network of other service providers that work with qualifying populations to administer the Emergency Rental Assistance Program (ERAP). This program provided rent and utility assistance to income eligible households who were at risk of losing their housing or face utility shutoffs and were impacted by the ongoing COVID-19 pandemic.
- The County of Monmouth provided a survey to every tenant who received ERAP funding, and below is a summary of relevant results received:

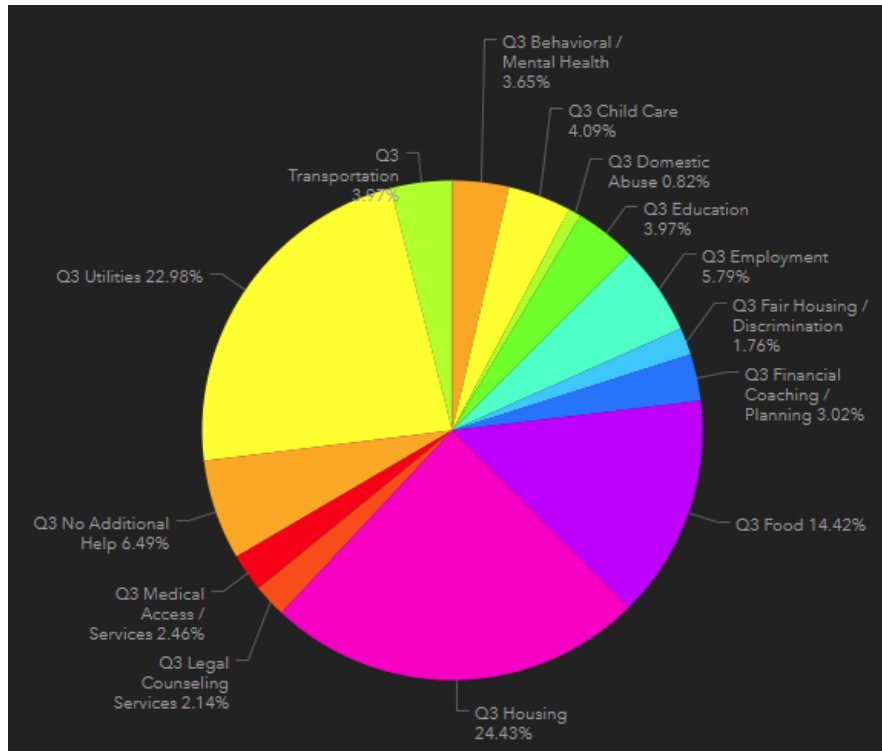
1. Is your housing situation now secure?

- 538 answered “No”
- 245 answered “Yes”

2. Do you need more rental assistance to stabilize your housing situation or prevent eviction?

- 695 answered “Yes”
- 88 answered “No”

3. Do you or someone in your household need additional help with any of the following?



- The ERAP participant survey responses support the claim that there is a need within the low income and at risk of homelessness populations for additional affordable housing and supportive services. Many renters are still facing potential eviction, and with limited affordable housing stock they are at risk of homelessness.
- Another survey implemented by the Monmouth County Division of Aging, Office of Disabilities and Veterans Services, asked the Veterans their Top 5 concerns, the number one concern among this population was “Not having enough money for basic life needs (food, housing, healthcare, etc.)”.

Summary of comments or recommendations not accepted and reasons why

All comments or recommendations were accepted and a response to each comment (if applicable) is provided.

Needs Assessment Overview

The Monmouth County HOME Consortium must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, the Consortium must identify any gaps within its current shelter and housing inventory as well as the service delivery system. The Consortium should use current data, including Point in Time Count, Housing Inventory Count, or other data available through the Continuum of Care (CoC), and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Describe the size and demographic composition of qualifying populations within Monmouth County boundaries

HUD requires HOME-ARP funds be used to primarily benefit individuals and families in specified HOME-ARP qualifying populations. Qualifying populations include, but are not limited to the following:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

The Continuum of Care (CoC) serves as a collaborative effort to prevent and end homelessness in the Monmouth County region. The CoC for Monmouth County is led by the Monmouth County Homeless System Collaborative. The mission of the Monmouth CoC is to ensure that every resident of Monmouth County who experiences homelessness or are at imminent risk of homelessness will have access to community and system resources to resolve their immediate housing crisis and facilitate their transition from homelessness to stability in permanent, affordable, and safe housing. The HSC continues to advocate for the creation of sufficient permanent and affordable low-income housing. The CoC is charged with overseeing the annual application process to the U.S. Department of Housing and Urban Development (HUD). The CoC provides a forum for analysis and discussion of emerging needs, development of program standards, and assessment of progress toward ending homelessness and identification and coordination of other sources of funding. The CoC shall implement the Monmouth County Strategic Plan to End Homelessness and monitor progress towards the plan goals.

One demographic data source for qualifying populations is the Point-in-Time survey. The 2021 Point-in-Time Homeless Count & Survey was coordinated by Monarch Housing Associates and found a total of 322 people (in 244 households) experiencing homelessness on the night of January 26, 2021. On this night in 2021, 198 homeless persons stayed in emergency shelters, 98

stayed in transitional housing, and 26 were living unsheltered across Monmouth County. Of the 244 homeless households counted on this night in Monmouth County, 44 (18%) were families with at least one child under the age of 18 and one adult. These families include 119 persons, including 72 children under the age of 18 and 47 adults. Agencies and volunteers were able to identify a total of 27 identified homeless adults between 18 and 24 years old, 219 adults over the age of 24, and 72 children under 18 experiencing homelessness on the night of the count. 56.4% of homeless persons were male, 43.6% were female.

Another Demographic data source is quarterly reports submitted within the SAGE system documenting clients counts for grant Emergency Solutions Grants and Emergency Solutions Cares Act Grants. The ESG-CV funds were distributed seventeen non-profit projects to assist clients with housing emergencies linked to the Coronavirus Pandemic. Over \$2 million in funding has been distributed to Rapid Rehousing, Emergency Shelter, Homeless Prevention and Street Outreach Programs. This infusion of grant funds has assisted almost 700 low-income clients work towards housing stability.

Monmouth County allocated \$241,894 in ESG-CV funds to 180 Turning Lives Between July 2021 and January 2023, 180 Turning Lives around shelter and case management services reported the following statistics:

- 300 persons were served
 - 158 adults: 7 male, 150 female, 1 Transgender
 - 139 children:
 - 3 persons of unknown age
 - 17 clients were veterans
- Age
 - Ages 18-24: 32 clients
 - Ages 25-34: 56 clients
 - Ages 35-54: 61 clients
 - Ages 55 and over: 9 clients
- Race Demographics (when collected)
 - White: 86 clients
 - Black: 62 clients
 - Native Hawaiian or Pacific Islander: 1 client
 - Multiple Races: 14 clients
- Ethnicity Demographics (when collected)
 - Non-Hispanic: 98
 - Hispanic: 56
- 61 heads of households were assisted 365 days or more

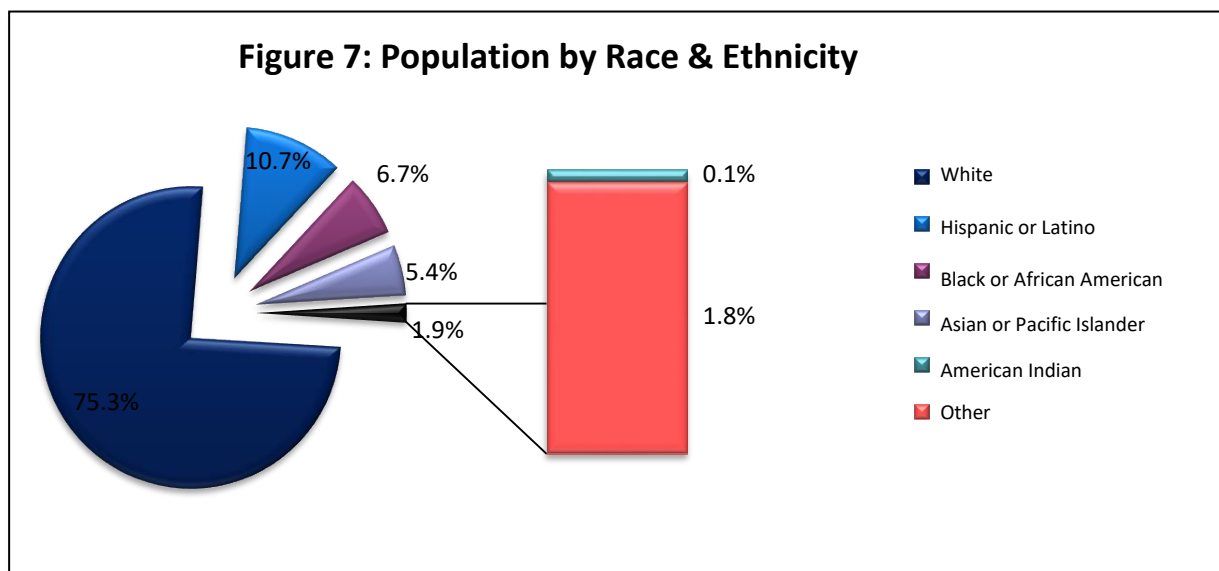
Homeless Prevention Programs provide short and/or medium-term rental assistance to prevent an individual or family from seeking emergency shelters services or residing in a location not fit for human habitation. Six non-profits who were allocated ESG-CV funds were providing homeless prevention assistance to 181 clients.

- Age (when collected)
 - Under Age 18: 60 clients
 - Ages 18-24: 14 clients
 - Ages 25-34: 24 clients
 - Ages 35-54: 44 clients
 - Ages 55 and over: 19 clients
- Race Demographics (when collected)
 - White: 81 clients
 - Black: 92 clients
 - American Indian, Alaska Native, or Indigenous: 6 clients
- Ethnicity Demographics (when collected)
 - Non-Hispanic: 140
 - Hispanic: 40

Rapid Rehousing Programs provide rental assistance, housing search and placement services as well as and rental application fees for income qualified households. ESG-CV funds have granted rapid rehousing assistance to 4 nonprofit programs which provided assistance to approximately 150 clients

- Age (when collected)
 - Under Age 18: 44 clients
 - Ages 18-24: 9 clients
 - Ages 25-34: 33 clients
 - Ages 35-54: 37 clients
 - Ages 55 and over: 24 clients
- Race Demographics (when collected)
 - White: 44 clients
 - Black: 91 clients
 - American Indian, Alaska Native, or Indigenous: 2 clients
 - Multiple Races: 9 clients
- Ethnicity Demographics (when collected)
 - Non-Hispanic: 134
 - Hispanic: 16

People experiencing homelessness are disproportionately people of color; 42.2% of people experiencing homelessness in the 2021 Point in Time County were Black or African American, whereas just 6.7% of people in Monmouth County overall are Black or African American. When examining the demographics of clients assisted through the ESG-CV program Black or African American Clients encompassed 35% of the population assisted. Regarding Ethnicity 13.4 % of those clients counted in the point in time survey identified themselves as Hispanic/Latino. Client reports for ESG-CV funds indicate approximately 16% of assisted clients identify as Hispanic/Latino. Hispanic or Latino encompasses approximately 10.7% of the County's Population



Describe the unmet housing and service needs of qualifying populations, including but not limited to: sheltered and unsheltered homeless populations; those currently housed populations at risk of homelessness; other families requiring services or housing assistance to prevent homelessness; and those at greatest risk of housing instability or in unstable housing situations

Both population and housing units generally share an upward trend, with population growth serving as a major contributory factor to housing expansion. With 643,615 residents, the 2020 Decennial Census ranked Monmouth County as the 5th most populous in New Jersey, containing 6.9 percent of the State's residents. The 2020 American Community Survey (ACS) 5-Year Estimates reported that the median household income in Monmouth County was

\$103,523, which is above New Jersey's median income of \$85,245. The United States median income is \$64,994, or 63 percent of Monmouth County's median income.

Single family detached residences remain the predominant housing type within the County, making up two thirds of the county's total housing units. In recent years there has been a shift in the composition of the county's housing stock. There has been an uptick in the construction of single-family attached dwelling units, which include townhomes and side by side duplexes. Corporate homebuilders have turned to this style of housing units due to the growing cost of land throughout the County. Since 2012, Monmouth County home values have surpassed the values recorded in 2006. 2021 marked the highest average home value to date, with an average value of \$518,255. High land prices and increases in the costs of construction have limited the additional of new construction affordable housing units. With not much developable land available, what residential development that is taking place is often occurring at lower densities. When supply declines, but demand continues to be high, prices will continue to increase.

Analysis of data collected for the American Community indicates that Monmouth County's rental housing stock is significantly older than the owner-occupied stock: 40% of owner-occupied housing was built after 1980, as compared to 27.0% of the renter-occupied housing. Correspondingly 27.5% of owner-occupied housing was built before 1960, as compared to 37.9% of rental occupied housing units. Housing cost burdens (paying more than 30% of income for housing) stands as the most common housing problem within Monmouth County. High rents, low vacancy rates, and a high owner-occupied housing market contribute to housing cost burdens experienced by those earning low-and moderate-income. The Out of Reach 2021 report indicated Monmouth County residents need to earn \$31.77 a hour (\$66,080/year) to afford a fair market two bedroom apartment at \$1,652. This report estimated the hourly average wage for a Monmouth County renter was \$13.41. At this salary the monthly affordable rent is \$683.00. The 2020 United Way Alice Report for New Jersey stated 29% of Monmouth County households did not earn enough to cover the basic costs of living.

Many of the needs of the qualifying populations are similar and include:

- The need for increased flexibility in the response and referral system,
- an increase in supply of affordable housing options, and
- The expansion of existing, or creation of new wrap-around, supportive services or assistance that could prevent homelessness or greater housing instability.

Monmouth County is experiencing an extremely low vacancy rate in its rental market. This results in increased competition for rental units, higher prices and a market that disadvantages individuals perceived as being risky tenants. Low-vacancy rates and rising housing costs, coupled with the COVID-related regulations at emergency shelters, has left many more individuals and families without stable housing.

Development of new affordable housing for the qualifying populations is needed to address the need for availability. Consultations with nonprofits providing rapid rehousing services have reported difficulty finding affordable units within the regulatory amounts established by HUD. When a new affordable unit

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, tenant-based rental assistance, and affordable and permanent supportive rental housing

The Monmouth County Consortium receives an annual allocation from HUD including funds for the Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG). The Consortium utilizes this funding to increase access to; safe, decent, and affordable housing, supportive services, public facilities, emergency shelter facilities, and many other services. With continued declines in federal grant allocations, the county has experienced increased competition for limited funding opportunities.

Additionally, the Consortium received an allocation in CARES Act funding, between CDBG-CV and ESG-CV funding, to be used for activities specifically related to response to the COVID-19 pandemic. However grant programs that were established with this one-time infusion of funds have reported difficulty in availability of additional grant funding sources.

Since March of 2021 the Monmouth County Office of Community Development has partnered with a network of local housing service providers that work with qualifying populations to administer the Emergency Rental Assistance Program (ERAP). This program provided rent and utility assistance to households who are at risk of losing their housing or face utility shutoffs and were impacted by the ongoing COVID-19 pandemic.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system

Gaps within the current shelter and housing inventory as well as the service delivery system are evident in the analysis of the County's current shelter and affordable housing stock. There are simply higher numbers of homeless and other qualifying populations than there is enough shelter and affordable housing for those populations. There is a high level of need for additional affordable housing within Monmouth County to support the discrepancy between numbers of those in need and current available affordable housing.

Monmouth County has two dedicated emergency shelters for individuals. Family shelter is available at the Linkages facility and scattered site motels. Additional emergency shelter is available for victims/survivors of domestic abuse through 180 Turning Lives Around. The County

also has a network of nonprofits that provide essential stabilization services to individuals and households experiencing homelessness. A priority of the HSC is to move families and individuals out of emergency shelter to appropriate permanent housing—either relying on rapid rehousing or moving directly into permanent housing—with services, if needed, as quickly as possible.

Projects selected for funding under the Emergency Solutions Grant program provide operating costs for homeless and transitional housing facilities, health assessments, services for those leaving the prison system, prevention funds for those threatened or at risk of homelessness, and permanent housing. The Mental Health Association serves as the coordinated system for housing assistance for nonprofit rapid rehousing providers. The annual Homeless Count completed through in person outreach at shelters, churches, and soup kitchens works to gather an accurate count of the homeless population within the county and necessary services. Social service organizations distribute food, coats, clothing, blankets, and toiletries to homeless and near-homeless men, women, and children at designated locations throughout Monmouth County. In return, participants are asked to take a 12- question survey that assists social service agencies, shelters, soup kitchens and other nonprofits better serve the needy within their communities. This count provides a snapshot of homelessness in Monmouth County and is the sole source of information about the unsheltered homeless population. The strength of the unsheltered count varies from community to community. In addition, it is generally accepted that while communities work to identify and engage all persons living unsheltered within their geographic region, the count of persons unsheltered in the community may not reflect the full population experiencing homelessness. The 2022 Homeless count reported participation by 336 individuals in emergency Shelters, 94 in transitional housing, and 23 on the street.

The Mental Health Association (Housing Navigator Agency), operates a centralized coordinated intake and assessment system. The system is designed to provide an initial comprehensive assessment of the needs of individuals at a centralized point of entry. In January 2022 the Housing Navigator Agency reported for FY2021 559 referrals were received, 520 were admitted to the system, 277 were outreached, 46 were chronically homeless at admission, and 165 were housed. In addition to coordinated entry, unsheltered persons are met by an ESG-funded Street Outreach Teams. This organization works collaboratively with multiple service and municipal agencies to ensure appropriate movement into shelter or other housing settings.

Identify the characteristics of housing associated with instability and an increased risk of homelessness (if the Consortium will include such conditions in its definition of “other populations”)

The County does not plan to formally adopt a definition of “other populations”.

Identify priority needs for qualifying populations

The priority needs for homeless populations include finding affordable housing and supportive

services to achieve housing stability. For extremely low-income households, priority needs include the creation of additional affordable rental units for families with less than 30% of area median income and permanent supportive housing services. All ARA grant qualifying populations have a general need for supportive services, including transportation to meet basic needs, such as food, and health care, financial services, case management services, etc.,

Through planning and consultation, the following priority needs have been determined for each of the qualifying populations:

- For those experiencing homelessness and those at risk of homelessness: Both homeless and at risk of homelessness populations we encounter in Monmouth County have been on the rise. This increase in homelessness is also increasing our chronically homeless populations as people remain homeless longer due to lack of available affordable housing. We also have seen an increase in situations where people are being evicted because even though they received help to catch up on rent during COVID and they are back to work, their rent significantly increased to where they can't afford it and end up losing the apartment anyway.
- For those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking: Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking have a particular need in emergency and transitional housing support as well as pertinent supportive services.
- For other populations with high risk of housing instability: Similar to the priority needs of the other qualifying populations, Monmouth County residents cannot afford where they live on the income they have. A person on a fixed income like SSI/SSDI who does not have a rental assistance voucher, will not be able to find anything affordable. According to the MHA, most of the people they see on SSI/SSDI average between \$800-\$1300 monthly. With today's prices if you can find a place to live for that amount it leaves you nothing for utilities, food, clothing, transportation, gas, etc.

Explain how the level of need and gaps in shelter and housing inventory and service delivery systems based on the data presented in the plan were determined

The Continuum of Care meets monthly to discuss the level of need and gaps in shelter and housing inventory and service delivery systems. Also, as previously discussed the data collected from the annual Point-in-Time Homeless Count supplemented the required consultations and indicate the current needs of the area. Another point of reference for determining the level of need and gaps in shelter and housing inventory and service delivery systems was the Monmouth County Point in Time Comparison chart attached below. Analyzing the chart from

2020-2022 the qualifying at risk of homelessness populations continues to grown, and the County is utilizing 98% of the emergency shelter and transitional housing beds we currently have.

Additionally, according to the Mental Health Associations, Housing Navigation Program Outcomes for Quarter 3 (July 1, 2022-September 30,2022) 573 individuals/families remain on a County wide waitlist. Trends in barriers to housing for the populations on the wait list include:

- Shortage of available units especially affordable family units
- Apartments are priced too high in general and for rental subsidy guidelines (FMR)
- Consumer's credit scores are a challenge, many landlords are requesting hire credit scores
- criminal background
- pending other financial benefits
- lost contact or difficulty maintaining contact
- consumer has pets

The data collected and referenced continues to support the claim that the County has significant gaps within the current shelter and housing inventory as well as the service delivery. There continues to be a high level of need for additional affordable housing within Monmouth County to support the discrepancy between numbers of those in need and current available affordable housing.

HOME-ARP Activities

Description of the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the Consortium will administer eligible activities directly

Funding will be allocated through a competitive application process open to all eligible entities, including municipalities, nonprofit housing organizations, and for-profit developers. To be considered eligible for Program funds, Monmouth County Office of Community Development will require that recipients, at a minimum meet the following criteria:

1. Make acceptable assurances to the County that it will comply with the requirements of the HOME-ARP Program during the entire period that begins upon selection of the recipient to receive HOME-ARP funds and ending upon the conclusion of all HOME-ARP Program funded activities.
2. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.
3. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HOME-ARP Program funds to ensure compliance with all applicable requirements and regulations of such programs
4. Have demonstrated experience and capacity to conduct HOME-ARP Program eligible activities as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

The Consortium will not administer eligible activities directly.

The Monmouth County HOME Consortium must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$0.00		
Acquisition and Development of Non-Congregate Shelters	\$0.00		
Tenant-Based Rental Assistance	\$500,000.00		
Development of Affordable Rental Housing	\$4,195,315.85		
Nonprofit Operating	\$0.00	0%	5%
Nonprofit Capacity Building	\$0.00	0%	5%
Administration and Planning	\$828,585.15	15%	15%
Total HOME-ARP Allocation	\$5,523,901.00		

Monmouth County will allocate the largest amount of HOME-ARP funds \$4,195,315.85, to the development of affordable housing. Eligible costs may include, but are not limited to, property acquisition, hard and soft development costs and operating subsidies required to serve extremely low-income households. Additional plans include reserving \$500,000 to be allocated to 180 Turning Lives Around (Domestic Violence Service Provider) for Tenant Based Rental Assistance. The remaining \$828,585.15 will be allocated to administration and planning.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gaps analysis provided a rationale for the plan to fund eligible activities

The significant gaps in the shelter and housing inventory and the service delivery system, led the County to conclude the best use of funds would be to develop additional affordable housing, as well as reserving a portion of the funds Tenant-Based Rental Assistance. The current amount of unmet need is greater than the amount of resources available to meet those needs. After careful consideration and deliberation, the County proposes to use HOME-ARP funds for the development of affordable rental housing, using an estimated \$500,000 per project, as well as, tenant-based rental assistance. The County expects to fund approximately 10 affordable housing development projects, adding up to 40 affordable rental units to the Counties affordable housing stock.

HOME-ARP Production Housing Goals

Estimate of the number of affordable rental housing units for qualifying populations that the Consortium will produce or support with its HOME-ARP allocation

Monmouth County estimates 32-40 new affordable housing units will be created from the recommended allocation.

Describe the specific affordable housing rental production goal that the Consortium hopes to achieve and how it will address the Consortium's priority needs

The estimated number of affordable housing units is expected to double the County's housing stock of available affordable rental units.

Preferences

Identify whether the Consortium intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a)
- The Consortium is not required to describe specific projects to which the preferences will apply

In an effort to provide maximum program flexibility and opportunities to all County residents experiencing or at-risk of homelessness, Monmouth County has elected to not apply preferences among the qualifying populations. All eligible populations will be considered.

The County will partner with the Mental Housing Association of Monmouth County's, Housing Navigator to implement homeless preference. The Housing Navigation program method prioritizes and assists qualifying populations in obtaining permanent housing, serving as a point of exit from homelessness.

(If a preference was identified) How the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the Consortium's needs assessment and gaps analysis

N/A

(If a preference was identified) How the Consortium will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference

N/A

Refinancing Guidelines

Will the PJ allocate funding to refinance existing debt secured by multifamily rental housing rehabilitated with HOME-ARP funds?

No