



OCEAN CITY, NJ COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

2020 ANNUAL ACTION PLAN(DRAFT)

FISCAL YEAR 2020

SEPTEMBER 1, 2020
TO
AUGUST 31, 2021

CITY OF OCEAN CITY
CAPITAL PLANNING OFFICE
861 ASBURY AVE.
OCEAN CITY, NJ 08226

NOVEMBER 2020

PREPARED BY:

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ASSOCIATES
CELEBRATING 40 YEARS

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City of Ocean City

2020 Annual Action Plan(Draft) Fiscal Year 2020

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Executive Summary

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

1. Introduction

Ocean City receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) Program. The Manager of Capital Planning is the City's staff responsible for the federal grant program. One of the requirements for receiving these funds is the development of a five-year Consolidated Plan (CP) for Housing and Community Development to provide policy direction for the five-year period funding decisions. In general, the CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate-income residents throughout the City, increased housing opportunities and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The FY 2019-2023 CP corresponds to the five fiscal years, which began September 1, 2019, and will end August 31, 2023. The primary federal funding resource in the 2019-2023 Consolidated Plan is the Community Development Block Grant (CDBG) Program. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate- income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings and loans or grants to businesses.

The City has received an allocation of \$287,573 for FY 2020. In addition the City has also received allocation of CDBG-CV funds from the Cares Act, \$169,196 in CV-1, and \$115,647 in CV-3 funding. The City amended its Citizen Participation Plan in May 2020, and put in on public display for 30 days, in order to accommodate new public comment waivers available.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

All projects in the plan will address key needs within Ocean City. There is a need for better access for those severely disabled to access beaches and a need to improve the mental health of Housing Authority residents. Due to the Coronavirus pandemic many unforeseen needs have become apparent in Ocean City that this plan addresses. These objectives include financial assistance to households and businesses, as well as supplying seniors with wifi connectivity, and funding a remote learning program for students that are unable to attend their schools in-person due to the virus.

3. Evaluation of past performance

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

Ocean City most recently administered the FY 2019 grant program. The following are highlights of past performance based on the 2019 Consolidated Annual Performance and Evaluation Report (CAPER) scheduled to be submitted to HUD in November 2020.

During the period from September 1, 2019 to August 31, 2020, Ocean City received a \$278,423 CDBG entitlement allocation. The FY 2019 grant was the first under the five-year (2019 to 2023) Consolidated Plan.

CDBG funds have been targeted towards the renovation of the Bayside Center for the past several years. During FY2019, the City expended 2018 CDBG funds for the Bayside Center project which totaled \$124,438. In addition, \$7,551.76 was expended from the 2019 project for the Mental Health Coordinator position at the Ocean City Housing Authority.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Ocean City CDBG program includes outreach to local organizations on an annual basis to inform the local public organizations of the opportunity to apply for CDBG funding and to attend the public hearings. The process consists of the following:

- 1) A public notice was first published on March 18th, but was updated on April 1, 2020 in the paper advertising the April 6, 2020 first public hearing.

2) The first public meeting was held on April 6, 2020. No one attended the hearing.

3) A second hearing is scheduled for December 1, 2020.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To be determined based on public comment period. No public comments were received at the first public hearing.

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

7. Summary

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	OCEAN CITY	Manager of Capital Planning

Table 1 – Responsible Agencies

Narrative (optional)

The Manager of Capital Planning, under the direction of the City Chief Financial Officer is the lead agency responsible for the preparation of the Ocean City Annual Action Plan and administration of the annual CDBG program.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Ocean City actively consults with a variety of non-profits, social service providers, community citizens, and other governmental agencies on an on-going basis.

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

Coordination begins with communication and the City maintains open channels of communications among a varied network of service providers - including health and mental health providers - and the various representatives of low-mod income residents, including public and assisted housing.

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

Cape May County takes the lead agency role with the Southern New Jersey Continuum of Care (COC). Ocean City participates in the process through its Neighborhood and Social Services Director. The City administers state funds to assist homeless individuals with emergency shelter, food and homeless prevention services. Homeless families must be referred to the County for assistance.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

See above.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ocean City Housing Authority
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and OCHA already have a very strong working relationship and share a desire to expand the supply of affordable housing.
2	Agency/Group/Organization	United Methodist Communities
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Senior needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Methodist Communities was consulted as they operate a senior affordable housing development called Wesley by the Bay. They expressed need to help their residents during the Coronavirus pandemic in terms of connection to the outside world through the internet, specifically for telemedicine doctor appointments.
3	Agency/Group/Organization	Ocean City Tabernacle
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Public Service needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Ocean City Tabernacle was consulted for guidance on if there were community needs as a result of the coronavirus. The Tabernacle identified a program they're currently running a remote learning program due to COVID-19, where as schools are closed or have hybrid learning, students come to the Tabernacle program and are helped with school work while observing social distancing and other measures.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southern New Jersey COC	The Cape May COC merged with other COCs in the region to form the Southern New Jersey COC. The five-year plan reflects the goals of the Cape May COC.
Ocean City Fair Share Plan	City of Ocean City	The Plan also sees supplying affordable housing as a goal. The Fair Share Plan indicates how Ocean City will meets its affordable housing obligations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Two public hearings were held, the first on April 6 , 2020, and the second on December 1 , 2020

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Took place on Zoom on April 6, 2020. It was advertised in the newspaper and on the City's website. There were no attendees.	No comments were received		
2	Public Hearing	Non-targeted/broad community	The second public hearing will take place on December 1, 2020 on Zoom.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City has been allocated \$287,573 in CDBG funds for 2020. The City has also been allocated a total of \$284,843 in CDBG-CV funding from the Cares Act, in order to prevent, prepare for, and respond to coronavirus.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	287,573	0	0	287,573	800,000	Expected amount for remainder of Con Plan is based on estimate of 3 times current allocation, adjusted for possible decreases in CDBG funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	284,843	0	0	284,843	0	This Substantial Amendment will include the addition of \$169,196 in Community Development Block Grant CV-1 and \$115,647 in Community Development Block Grant CV-3 (CDBG-CV CARES) funds awarded through the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136

Table 5 - Expected Resources – Priority Table

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

While there is no required match for CDBG funds, the City expects to partner with the Housing Authority, service providers and its own Housing Trust Fund to leverage resources and maximize outcomes in housing and community development. Virtually all planned activities have some degree of leveraging from non-federal sources. The source of these funds ranges from municipal capital funds to state grants to private contributions.

Ocean City will continue to leverage funds from the state and regional sources, effectively multiplying the impact of CDBG funds.

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

Public Facilities (such as beaches)are expected to be used to address some of the needs identified in this Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Non-Housing Community Development	2014	2018	Non-Housing Community Development	Citywide	Public Facility and Infrastructure Improvements Support public services	CDBG: \$230,058 CDBG-CV-1: \$169,196 CDBG-CV-3: \$45,952	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 761 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted Jobs created/retained: 14 Jobs
2	Affordable Housing	2019	2023	Affordable Housing	Citywide	Affordable Housing	CDBG: \$69,695	Homeowner Housing Rehabilitated: 0 Household Housing Unit Other: 14 Other
3	Administration	2014	2019	Administration	Citywide	Program administration	CDBG: \$57,515	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Non-Housing Community Development
	Goal Description	This goal includes Public Services as well as economic development projects, infrastructure and facility improvements.
2	Goal Name	Affordable Housing
	Goal Description	Assistance to eligible households with needed home repairs.
3	Goal Name	Administration
	Goal Description	Program planning and administration

Projects

AP-35 Projects – 91.220(d)

Introduction

Ocean City is funding a variety of projects in 2020 using CDBG and CDBG CV funds. There are public facilities and public services projects focus on mental health, as well as many programs working to prevent, prepare for and respond to coronavirus.

Projects

#	Project Name
1	Housing Authority mental health services
2	Administration
3	CV Tabernacle COVID Remote Learning Program
4	CV Wesley by the Bay Covid Project
6	CV Small Business Assistance
7	ADA Beach Ramps and Mats
8	CV Mortgage/Rental Assistance

Table 7 - Project Information

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

These activities were selected based on needs identified during the planning process and the likelihood that they can be implemented in a timely and compliant fashion.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Authority mental health services
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Support public services
	Funding	CDBG: \$43,135
	Description	Assistance to the Ocean City Housing Authority in providing mental and emotional health services for their residents, especially seniors.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	At least 10 residents of public housing, primarily seniors.
	Location Description	Ocean City Housing Authority is at 204 4th St. in Ocean City. Services will take place either in residences or off-site, as appropriate.
	Planned Activities	Mental and emotional health assessments and assistance for Housing Authority residents, primarily seniors.
2	Project Name	Administration
	Target Area	Eligible Census areas Citywide
	Goals Supported	Administration
	Needs Addressed	Program administration
	Funding	CDBG: \$57,514
	Description	Planning, administration and reporting for the CDBG program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	All other activities depend on the effective and efficient administration of the program.
	Location Description	
	Planned Activities	Planning, administration and reporting for the CDBG program.
3	Project Name	CV Tabernacle COVID Remote Learning Program
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development

	Needs Addressed	Support public services
	Funding	CDBG: \$31,548 CDBG-CV-1: \$50,758 CDBG-CV-3: \$34,694
	Description	Operating costs for The Ocean City Tabernacle's Remote Learning Program, which is as a result of Coronavirus and less in school instruction. The program allows children to do schoolwork assigned by regular teachers with peers and a learning coach. Funding will allow for the program to be tuition free. Will be funded under the national objective of Urgent Need.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 65 children will benefit from the program.
	Location Description	The Ocean City Tabernacle is located at 550 Wesley Ave, Ocean City,NJ.
	Planned Activities	As a result of the Coronavirus and hybrid learning at school, the program allows students to come to the Tabernacle to do schoolwork assigned by regular teachers with peers and a learning coach. Social distancing and mask wearing will be observed.
4	Project Name	CV Wesley by the Bay Covid Project
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Support public services
	Funding	CDBG-CV-1: \$48,742 CDBG-CV-3: \$11,258
	Description	The installation of wifi the Wesley by the Bay Senior Affordable Housing Complex, giving every apartment and common area wifi access. The access will prevent, prepare for, or react to the coronavirus as it will allow for residents to have telemedicine doctor appointments. Additional tablets will be purchased that will allow for residents to use the wifi. A UV device will also be purchased to allow for increased cleaning in order to prevent, prepare for, or react to the coronavirus.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	The residents of Wesley by the Bay, a senior affordable housing complex, will benefit from the programs.
	Location Description	2401 Bay Ave Ocean City,NJ
	Planned Activities	Installation of wifi at senior affordable housing complex, purchase of tablets for use with new wifi for telemedicine appoints. And increased cleaning capabilities due to the coronavirus.
5	Project Name	CV Small Business Assistance
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	
	Funding	CDBG-CV-1: \$69,696
	Description	Assistance provided to businesses for the retention of jobs held by low/moderate income residents through the payment of working capital.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 14 jobs will be retained.
	Location Description	City-wide
Planned Activities	Small business assistance programs giving loans or grants as a result of loss of business due to COVID-19.	
6	Project Name	ADA Beach Ramps and Mats
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$155,376
	Description	The construction of ADA complaint ramps for some of the City's beaches, and the purchase and placing of ADA compliant mats for some of the city's beaches. This will allow for easier access to the beach for the City's ambulatory disabled population.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	According to the 2014-2018 American Community Survey, there are 761 residents of Ocean City with an ambulatory disability.
	Location Description	City-wide, to be determined.
	Planned Activities	Construction of ADA compliant ramps and mats so that the City's disabled population have easier access to the City's beaches.
7	Project Name	CV Mortgage/Rental Assistance
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG-CV-3: \$69,695
	Description	To prevent, prepare for, and respond to the coronavirus crisis by providing financial relief in the form of rental/mortgage assistance to renters and homeowners due to loss of income.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this program will benefit 14 households.
	Location Description	Citywide
	Planned Activities	Mortgage/Rent assistance for households who have experienced financial hardship due to the Coronavirus pandemic.

AP-50 Geographic Distribution – 91.220(f)

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

Projects for 2020 will be throughout the City and cater to low-mod residents City-wide. While some directly cater to Housing Authority residents which are generally located in close proximity on the Northern end of the Island. Additionally Cares Act funding will be available for businesses and homeowners in areas of low-income in the form of small business and rental/mortgage assistance.

Geographic Distribution

Target Area	Percentage of Funds
Eligible Census areas	0
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While the highest concentrations of low-mod income residents are in one area, seniors, the disabled and other eligible residents are not concentrated in one area. Thus, low-mod income residents live throughout the City.

Discussion

See above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

OCHA is constructing Speitel Commons a new 32 units of senior housing on a site currently used as a parking lot at Bayview Manor (635 West Avenue). Further, OCHA is working on creating more density within the Peck’s Beach development through the demolition of the senior units and creation of additional housing on that site.

The COC is creating new permanent supportive housing beds through re-allocation and by securing new vouchers to serve chronically homeless high utilizers of health care services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	14
Special-Needs	0
Total	14

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

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

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

Discussion

CDBG-CV funds will go to support low-mod households that have been impacted by COVID-19, in the form of mortgage/rental assistance for an estimated 14 households.

AP-60 Public Housing – 91.220(h)

Introduction

Ocean City is supportive both financially and otherwise to the Ocean City Housing Authority's plans to improve and increase its senior and family housing units. The OCHA is currently in the planning stages to build 32 units of senior housing next to existing senior units; 6 handicapped units and all units can be converted to accessible as needed. The 20 senior units on Fourth Street will be demolished and replaced with 40 family units (2 & 3 bedroom mostly, with 2,3 or 4-bedroom). No date for completion has been determined and OCHA is still securing financing for the project. In addition to the new construction projects, OCHA is planning 10 scattered-site rental duplexes that will help Ocean City meet state Affordable Housing requirements.

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

The use of 2020 CDBG funds is included to help with supportive services for current Housing Authority residents. Specifically, mental and emotional health services are deemed to be in demand and CDBG funding has been allocated to help procure those services for Housing Authority residents, especially seniors.

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

OCHA has a Resident Advisory Board and provides information on home ownership opportunities, including the City's Market-to-affordable program.

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

The OCHA is not a troubled PHA.

Discussion

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

Introduction

Services such as outreach, intake, information and referral for the homeless and other special needs populations are primarily handled on a countywide or regional basis, though the City's Social Services Department fills a supportive role.

There are no plans at this point to provide CDBG funding for any of these activities for 2020, though the City remains open to that possibility moving forward through the five-year Consolidated Plan cycle.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Cape May County COC and the Social Services Department of the City of Ocean City provide outreach to persons who are homeless or at-risk of homelessness. The PATH program administered by Cape Counseling Services does street outreach to persons who are unsheltered and have mental health issues. The COC is working on the development of a Coordinated Assessment tool which will allow for more uniformity in understanding the needs of persons who are at-risk of homelessness or who are homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Cape May County COC works through the service providers to deliver quality case management and intervention services to prevent and end homelessness as quickly as possible. Monthly workgroup meetings identify emerging issues and the COC works to address these concerns. In the past, the County received Emergency Solutions (ESG) funds from the NJ Department of Community Affairs to provide rapid re-housing services. Referrals are made to Catholic Charities SSVF program for homeless veterans.

The COC will explore options with the Board of Social Services to use GA and TANF for re-housing as well.

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

recently homeless from becoming homeless again

The Cape May County COC works through the service providers to deliver quality case management and intervention services to prevent and end homelessness as quickly as possible. Monthly workgroup meeting identify emerging issues and the COC works to address these concerns. In the past few months, the County received Emergency Solutions (ESG) funds from the NJ Department of Community Affairs to provide rapid re-housing services. Referrals are made to Catholic Charities SSVF program for homeless veterans.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

One of the benefits of the City's CV Mortgage/Rental Assistance program funded with Cares Act funds will be to help lower income residents, remain in their homes and avoid the risk of homelessness.

There are prevention programs located in the County which provide rent and utility assistance. The Board of Social Services provides rent and utility assistance. Gateway Community Action Partnership, as the Community Action Agency for the County, also operates such programs. The Native American Advancement Corporation provides weatherization as well as heater repair/replacement services. Catholic Charities also administers homeless prevention programs providing utility assistance, rental assistance and security deposits to households at risk of homelessness.

The City of Ocean City provides SSH funds for prevention services for individuals who are at-risk of homelessness. Families are referred to the County Board of Social Services.

Discharge planning from institutions is very important in preventing homelessness. Each institution has a discharge policy that places people in housing situations upon release. To achieve these plans, the COC will work to increase affordable housing options.

Discussion

See above.

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

Introduction:

While fair housing and affordable housing are not the same, they are undeniably inter-related.

Ocean City has completed a new Analysis of Impediments to Fair Housing Choice. The results of that analysis helped shape the activities of the Consolidated Plan as a whole and this Annual Action Plan.

Specifically, the use of CDBG funds to provide fair housing information and assistance in Ocean City, the expansion of transportation to jobs and services and the institution of a housing rehab program all have fair housing implications.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City does not believe that it has any public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations and policies affecting the return on residential investment.

Discussion:

With the use of Cares At Funds, nearly \$70,000 is going toward mortgage/rental assistance for low-mod households impacted financially by the coronavirus pandemic. This activity that addresses housing costs, the City's number one barrier to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

With this 2020 Annual Action Plan, Ocean City is seeking to maximize the impact of its CDBG allocations by focusing on needed activities, leveraging other funds and partnering with other entities.

Actions planned to address obstacles to meeting underserved needs

With a CDBG budget of less than \$300,000, there is a limited amount that can be done to bridge the gap between available resources and community needs. Nevertheless, Ocean City is addressing those obstacles by implementing new activities and joining with other organizations to leverage and optimize resources.

Specifically, partnerships with the Ocean City Housing Authority and the City's Affordable Housing Trust Fund will meet needs identified in the planning process.

Actions planned to foster and maintain affordable housing

OCHA is constructing Speitel Commons a new 32 units of senior housing on a site currently used as a parking lot at Bayview Manor (635 West Avenue). Further, OCHA is working on creating more density within the Peck's Beach development through the demolition of the senior units and creation of additional housing on that site. Additionally the City's Affordable Housing Trust Fund money, will be used for additional rehabs and to assist income-eligible families acquire and rehab market to affordable units.

Actions planned to reduce lead-based paint hazards

As of April 22, 2010, all contractors in the nation who work in homes constructed prior to 1978 must have an EPA Certification and have at least one person on each job site that has taken the EPA Certification 8-hour class on lead-based paint safety. The City will make available through the Construction Code office the EPA Paint, Renovate, Repair, and Painting booklet available for interested residents.

The Southern New Jersey Perinatal Cooperative sponsors a free day-training on Lead-Safe Building Maintenance Practices. This training is funded by the New Jersey Department of Community Affairs Lead Education and Outreach Program. Under the New Jersey Multiple Dwelling Property Maintenance Code (N.J.A.C. 5:10), all persons who perform work on pre-1978 housing are required to become certified in Lead Safe Building Maintenance Practices; this training satisfies the requirement.

In support of identifying and treating lead blood poisoning in children, New Jersey State law requires

every physician, nurse practitioner, and health care facility to screen all children under six years of age who come to them for care. Parents have the right to refuse to have the test done for any reason. Free screenings are available to Ocean City residents through the Cape May County Health Department.

When a child is identified with an Elevated Blood Lead Level, the State of New Jersey offers Lead-based paint remediation through the Lead-Safe Remediation Pilot Program. Lower income households (both renter and owner) can qualify for assistance from the Department of Community Affairs. The City Department of Health refers households to this program.

Actions planned to reduce the number of poverty-level families

Ocean City's economic development efforts will continue to focus on extending the tourist season and the jobs related to it, to attracting more full-time year-round jobs in Ocean City and connecting residents to job centers outside of Ocean City. In addition due to the Coronavirus Pandemic and the passing of the Cares Act, Ocean City will provide mortgage/rental assistance to low-mod families impacted by the virus financially.

Actions planned to develop institutional structure

Ocean City's Office of Capital Planning, which implements the CDBG program, has begun educating the other City departments to the purposes of the CDBG program. The goal is to prevent better strategic plans that improve services/infrastructure and work with other grant programs, such as NJDOT.

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

The provision of mental and emotional health services for Ocean City Housing Authority residents, especially seniors is addressed by the funding of a Mental Health Coordinator for the Authority.

Discussion:

Ocean City believes it has developed a plan for the use of CDBG funds that provides a broad range of benefits given the limited amount of resources.

Program Specific Requirements

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

Introduction:

The activities planned for 2020 are described in detail in Sections AP-35 and AP-38.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	117,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

The Tabernacle COVID Remote Learning Program, will be funded with the urgent need national objective. This program will prevent, prepare for, or react to the the COVID-19 pandemic. It will be funded with 30% of urgent need from CV-1 and CV-3, as well as 13.7% of the 2020 CDBG Allocation after subtracting administration costs.

PUBLIC NOTICE
CITY OF OCEAN CITY, NJ
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
2020 PROGRAM YEAR ANNUAL ACTION PLAN

The City of Ocean City proposes to initiate planning for the FY 2020 Annual Action Plan. The CDBG Program is funded by the U.S. Department of Housing and Urban Development (HUD). Ocean City's CDBG allocation for Fiscal Year 2020 is estimated to be \$287,625.

A Public Hearing is being held to receive community input toward the development of the Annual Action Plan. The hearing will address housing, community and economic development needs, development of proposed activities and review of program performance.

During the Hearing, information will be made available regarding application procedures, timing, eligible activities and other regulations related to the Community Development program.

The Public Hearing on housing and community development needs will take place at **3:30 pm on Monday, April 6, 2020** in Council Chambers, City Hall, 861 Asbury Ave. In addition to verbal comments at the Public Hearing, interested persons are invited to submit written comments at or prior to the hearing. Written comments should be addressed to Christine D. Gundersen, Manager of Capital Planning at the address shown above or via e-mail to cgundersen@ocnj.us. Ocean City intends to submit the 2020 Annual Action Plan on or about July 15, 2020.

Persons requiring special accommodations to facilitate participation in the public hearing may call the Office of Capital Planning (609) 525-9360.

The City of Ocean City does not discriminate based on disability.

PUBLIC NOTICE
CITY OF OCEAN CITY, NJ
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
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Update: Due to the COVID-19 pandemic the Public Hearing on housing and community development needs will now take place virtually via computer/phone at **3:30 pm on Monday, April 6, 2020**. The log in information for the meeting will be posted in advance on the City's website <http://www.ocnj.us/> and Facebook account. In addition to verbal comments at the Public Hearing, interested persons are invited to submit written comments at or prior to the hearing. Written comments should be addressed to Christine D. Gundersen, Manager of Capital Planning 861 Asbury Avenue Ocean City, NJ 08226 or via e-mail to cgundersen@ocnj.us.

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Proof of Publication

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Note: The City of Ocean City does not discriminate based on disability. Persons requiring special accommodations to facilitate participation in the public hearing should email cgundersen@octj.us, no later than 3:00 pm, Friday, April 3rd. Ocean City intends to submit the 2020 Annual Action Plan on or about July 15, 2020.

NEW JERSEY, } SS

} full age, being duly sworn according
says that she is the

New Jersey

New Jersey, and that the notice

PUBLIC NOTICE
CITY OF OCEAN CITY,
MUNITY DEVELOPMENT BLOCK
ANT PROGRAM 2020 PROGRAM
EAR ANNUAL ACTION PLAN

ked is a true copy was published in the
SENTINEL LEDGER
the 1st day April A.D. 2020.

Melissa Rasner
Melissa Rasner
City Clerk

Sheila Cottrell
Notary Public
Printer's Fee

Sworn and subscribed before me, this 1st day of
April A.D. 2020, at Ocean City, New Jersey





CDBG VIRTUAL PUBLIC HEARING

CITY OF OCEAN CITY
2020 ANNUAL ACTION PLAN
APRIL 6, 2020



WELCOME & GETTING STARTED

➤ Purpose

- Input on community needs

➤ Format

- Short Presentation
- Comments/Discussion

➤ Getting Started

- Please type your name, and if you're a resident or work with an agency (and the name of the agency) in the chat box
- You can speak at any time during the discussion
 - We will begin muted – when you want to talk, you can unmute yourself
 - If you have trouble getting a word in, use the “raise your hand” button
- You can share your input via the chat box at any time

CDBG OVERVIEW

- Established 1974
- Annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- Five-Year Consolidated Plan, Annual Action Plans, CAPER are required
- **Ocean City 2020 Allocation = \$287,625**

CDBG NATIONAL OBJECTIVES

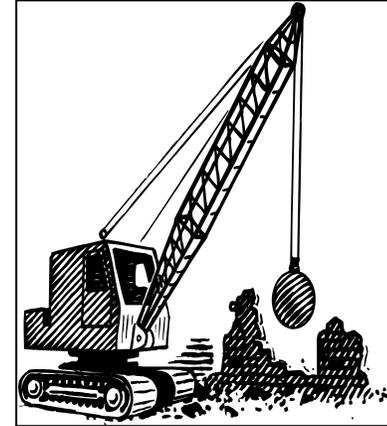
Each activity must meet one of the Three National Objectives



Benefit Low & Moderate Income Persons



Meet Urgent Need



Prevent or Eliminate Slum/Blight

ELIGIBLE ACTIVITIES

➤ Is it an INELIGIBLE ACTIVITY?

- *NO* Political activities
- *NO* Construction of housing units by a unit of local government
- *NO* Operation and maintenance of public facilities/improvements
- ***NO* General government expenses including construction or repairs of general government buildings like City Hall, public works garages and police stations**
- *NO* Purchase of equipment (except fire equipment)
- *NO* Direct income payments

➤ Does it meet a National Objective?

BUT

A minimum of 70% of funds
must go to benefit low-mod
income residents

[2019 Limits for Ocean City](#)

Family size

LOW INCOME

MOD INCOME

	1	2	3	4	5	6	7	8
LOW INCOME	\$33,450	\$37,650	\$41,800	\$45,150	\$48,500	\$51,850	\$55,200	\$33,450
MOD INCOME	\$46,850	\$53,550	\$60,250	\$66,900	\$72,300	\$77,650	\$83,000	\$88,350

LOW & MODERATE INCOME BENEFIT

LIMITED CLIENTELE:

Income – Income limits established by HUD based on Area Median Family Income (AMFI)

- Low-moderate income household is 80% or less of AMFI
- Requires income documentation ---- UNLESS...

Presumed Benefit Groups:

Seniors

Battered spouses

Persons living with AIDS

Homeless persons

Illiterate adults

Abused children

Severely disabled ADULTS

Migrant farmworkers

AREA BENEFIT:

Must serve a primarily residential geographic area which is at least 51% low/moderate income persons per Census Bureau or a door-to-door survey.

EXAMPLES: Parks, fire stations, streets, possibly public services

LOW & MODERATE INCOME BENEFIT

HOUSING:

- Housing Rehab Program
- Homebuyer Assistance
- Tenant-Based Rental Assistance

JOB CREATION/RETENTION:

- The activity must involve creation or retention of jobs, a majority of which are filled by or **made available to** low and moderate income people.



ELIMINATION OF SLUM & BLIGHT

Area Basis - Only for an area designated as blighted per state or local law. Designation can't be more than 10 years old.

Spot Basis – Not in a blighted area but is detrimental to public health and safety (per local health/code official). Can only be used to address the imminent hazard.

Can be demo
OR
rehab



PUBLIC FACILITIES & INFRASTRUCTURE

- Facilities can be owned by government or non-profit & open to public
- Infrastructure – roads, water, sewers, etc.
- MUST BENEFIT AN ELIGIBLE POPULATION - either by area or limited clientele
- NOT CITY HALL – except for ADA improvements
- NOT FOR MAINTENANCE/REPAIR – no potholes, no grass mowing, no snow removal
- Examples of possibly eligible facilities/infrastructure
 - Park Improvements
 - Fire Station
 - Boys & Girls club – soup kitchen – homeless shelter
 - Street Reconstruction (not just resurfacing or overlays)

PUBLIC SERVICES

CAPPED AT 15% OF TOTAL CDBG GRANT - \$43,143 for \$287,625 grant

Can be provided by government or non-profit. MUST BENEFIT AN ELIGIBLE POPULATION - either by area or limited clientele

Examples of **possibly** eligible services:

- Credit Counseling
- Employment services (job training)
- Health services
- Education programs
- Child care
- Recreational services
- Senior services



FOCUS GROUP QUESTIONS: COMMUNITY NEED

What are the City's greatest housing needs?

In your opinion, what are the major supportive service needs in the city?

What are the major public facilities and infrastructure needs in the city?

What are the greatest fair housing needs in the community?

- Affordability
- Displacement
- Public Housing
- Availability
- Housing Conditions
- Location to Transportation

Are there other concerns or ideas that haven't been mentioned?



Please send any additional comments to:

Jason Hanusey

jhanusey@triadincorporated.com

PUBLIC NOTICE
CITY OF OCEAN CITY, NJ
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
NOTICE OF PUBLIC REVIEW AND SECOND PUBLIC HEARING
for 2020 PROGRAM YEAR ANNUAL PLAN and CV1 & CV3 Funds

The City of Ocean City has prepared a draft of the following documents relating to the Community Development Block Grant (CDBG) Program, which is funded by the U.S. Department of Housing and Urban Development (HUD) :

- The 2020 Annual Action Plan(including CARES Act funding CV-1 and CV-3 funds)

Funding availability for the Community Development Block Grant (CDBG) Program Year 2020 begins September 1, 2020. The City of Ocean City expects to receive \$287,573.00 in 2020 Community Development Block Grant (CDBG) Funds, \$169,196.00 in CDBG CV1 CARES Act Funds and \$115,647.00 in CDBG CV3 CARES Act Funds from the U.S. Department of Housing and Urban Development (HUD).

In order to obtain the views of residents, public agencies and other interested parties, these documents will be on public review from November 25, 2020 – December 1, 2020; after which time the plan will be considered by City Council for submittal to HUD for approval. Due to the current public health crisis, these documents will be available on the City's website: ocnj.us/cdbg

The City of Ocean City is also holding a Virtual Public Hearing on Tuesday, December 1st, 2020 at 10:00 AM via the Zoom platform to consider the proposed FY2020 CDBG Annual Action Plan. Given the current public health crisis, a virtual hearing is being held in lieu of an in-person hearing. Members of the public will be given the opportunity to speak during this hearing to verbally submit their public comment. In addition to verbal comments at the Public Hearing, interested persons are invited to submit written comments as well. Written comments should be addressed to Christine D. Gundersen, Manager of Capital Planning 861 Asbury Avenue Ocean City, NJ 08226 or sent via e-mail to cgundersen@ocnj.us. All written comments must be received by 4 pm on December 1st.

The log-in information for the Virtual Public Hearing is below:

Visit this address to enter via computer: Join Zoom Meeting
<https://zoom.us/j/94552076765?pwd=YzhwbEZkelVCeXVLTlhlOeFdxZm1pdz09>

Dial in to enter via phone:

+1 646 558 8656

This Meeting ID is: 945 5207 6765
Passcode: 271599

SUMMARY OF THE ANNUAL BUDGET FOR 2020 PROGRAM YEAR

The City expects to receive the following resources from the US Department of Housing and Urban Development:

2020 CDBG Entitlement:	\$287,573
CV1 CARES ACT FUNDS:	\$169,196
CV3 CARES ACT FUNDS:	\$115,647

Budget Allocations- 2020 Action Plan and CARES Act Funds

	2020 Annual Action Plan	Cares Act CV1 and CV3
Project		
ADA Ramps and Mat Improvements	\$155,375.35	
Tabernacle COVID Remote Learning Program	\$31,547.10	\$85,452.90
Housing Authority Mental Health Services	\$43,135.95	
Wesley by the Bay COVID Project		\$60,000.00
Administration	\$57,514.60	
CV Small Business Assistance Program		\$69,695.05
CV Mortgage/Rental Assistance Program		\$69,695.05
Total	\$287,573.00	\$284,843.00

Following the receipt of all public input, the Ocean City City Council is tentatively scheduled to consider a Resolution for the submission of the Annual Action Plan at its regular meeting on December 3, 2020. The Plan will then be submitted to HUD.

Persons requiring special accommodations to facilitate participation in the public hearing on these matters may call or email the Office of Capital Planning at (609) 525-9360 and cgundersen@ocnj.us.

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TRIAD
ASSOCIATES

