



City of Asbury Park
Department of Community Development

**2017 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Asbury Park Department of Community Development continued to make progress in helping local residents stay in their homes and complete infrastructure improvements to benefit all residents of the city. Funded projects completed in 2017 include installation of security cameras, utility assistance to low income individuals, Home Emergency loan program for emergency household repairs, reconstruction of public park facilities, and the installation of new sidewalks, sewer mains, and man hole covers along city streets.

The City also hosted it's yearly Energy Fair for City residents to sign up for utility assistance from several agencies such as Affordable Housing Alliance, CAP Program, NJ Shares, True and Page Programs including New Jersey Natural Gas Company; and hosted Community Events to include National Night Out; Black History Month Celebration and the Kwanzaa Celebration. At these events, information about the CDBG activities and other vital information is given out.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
Healthy Living Environment for Rental Units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1	1	100.00%			

Healthy Living Environment for Rental Units	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0	25	26	104.00%
Home Ownership	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	3	2	66.67%			
Home Ownership	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	1	100.00%			
Home Ownership	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	2	2	100.00%			
Stabilize Housing Stock through Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	1	50.00%			
Suitable Living Environment	Non-Housing Community Development Redevelopment	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	15800		500	500	100.00%

Suitable Living Environment	Non-Housing Community Development Redevelopment	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	600	60.00%		
Suitable Living Environment	Non-Housing Community Development Redevelopment	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	25	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City’s use of funds were prioritized based on the needs of the community. During different forums and any other interactions with residents, the City had a chance to hear specific concerns and worked address them. The City understands the continued demand for job training and employment; The City has established a Building Contractor’s list for Developers to utilize the hiring of local laborers. Additionally, local contractors have the opportunity to add their names to the list for employment. Active developers within the City have an agreement with the City to hire residents before seeking employees elsewhere. The Building Contractor’s list is a sure way of providing jobs for city residents.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	3,078
Black or African American	3,060
Asian	24
American Indian or American Native	52
Native Hawaiian or Other Pacific Islander	0
Total	6,214
Hispanic	1,270
Not Hispanic	4,944

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

All families within the City benefitted from CDBG expenditures including infrastructure improvements, community events, and security camera installation. The Homeless Prevention program provided emergency utility payments to 26 african american households. The Home Emergency Loan program (H.E.L.P.) allowed for one african-american homeowner to recieve funding for roof repair. The relocation program provided funding for one african-american household (3 family members) to move to suitable housing after their original unit was deemed uninhabitable by the city.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	290,899	150,092
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

FY 2017 grant funds were not released until September 2017. By the time funds were ready to be released the primary construction season had passed. The city expended previous years funding first.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY WIDE	30	30	low-moderate income
Southwest Quadrant	70	70	Extremely low income.

Table 4 – Identify the geographic distribution and location of investments

Narrative

70% of CDBG funding was distributed throughout the southwest quadrant of the City for individuals/families and other projects/activities (census tracts 8072 & 8073). The individuals/families that received funding were classified as extremely low-low income, and moderate income persons, while 30% was distributed in other areas of the City (census tracts 8070.03, 8070.04 and 8071).

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Due to limitations on the availability and use of CDBG funds, these funds will be leverage by City of Asbury Park's general funds and the resources of non-profit organizations, private developers and private donors will contribute to the achievement of this plan's goals and objectives.

The City continues to use Regional Contribution Agreements (RCA) to generate supplementary funds from non-CDBG resources for affordable housing rehabilitations. The City's housing issues were satisfied more comprehensively by having leveraged funding as listed.

HUD's resources leveraged the non-Federal resources (RCA) by continuing the Home Emergency Loan Program (H.E.L.P.). H.E.L.P. like the RCA Program provides assistance to residents with a major housing system upgrade and the two (2) work in conjunction of each other when providing assistance to residents.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	1
Number of Non-Homeless households to be provided affordable housing units	25	26
Number of Special-Needs households to be provided affordable housing units	0	0
Total	27	27

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0

	One-Year Goal	Actual
Number of households supported through The Production of New Units	1	1
Number of households supported through Rehab of Existing Units	1	1
Number of households supported through Acquisition of Existing Units	0	0
Total	2	2

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The city continues to work with for profit and non profit developers, advocating for the construction of new units within the city. Current projects under construction will bring 204 new affordable housing units to the Springwood Avenue Corridor, located within the south west quadrant of the city. Michaels Group, Renaissance Village development is constructing 63 units affordable to residents with incomes at or less than 60% of the area's median income. One two bedroom apartment will be reserved for a live-on-site superintendant. This project will have two building types, apartment buildings and apartment townhouse structures. Groundbreaking on this project began in late 2017. The Boston Way Apartment Complex was demolished in October 2017. Current plans project 104 new rental units to be constructed with estimated early 2019 move in date. A five bedroom group home for homeless youth was completed in December 2017.

Any special needs, and homeless residents continue to be referred to local agencies for assistance. Special Needs facilities include: The Center, HABcore-Laurel House, Canright House and the Asbury Park Housing Authority.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	18	0
Low-income	9	0
Moderate-income	3	0
Total	30	0

Table 7 – Number of Households Served

Narrative Information

The City of Asbury Park's southwest quadrant has the highest amount of Extremely Low-Low Income residents and these are the individuals/families that rank the highest when seeking assistance from the City.

With limited CDBG funds available, the City finds it beneficial to focus on small grant amounts providing immediate assistance to individuals with relocation services, utility bills, and emergency repairs.

Additional affordable housing projects utilizing CDBG funding included: The Homeless Prevention program that provided emergency utility payments to 26 households; those assisted were unable to pay for their utility services due to limited income. The Home Emergency Loan program allowed for one homeowner to receive funding for roof repair. The relocation program provided funding for one household to move to suitable housing after their original unit was deemed uninhabitable by the city.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Asbury Park Social Services (APSS) continues to be proactive in their efforts to reach out to the City's homeless population. Historically APSS has conducted early morning outreaches trying to locate and identify homeless individuals, specifically around the beachfront and abandoned buildings. APSS also does daytime outreach at the Train/Bus Station and other areas where homeless persons tend to congregate. APSS is well known throughout the community. Individuals who are seen as homeless or disenfranchised are often directed to APSS offices here in City Hall. APSS has a Social Services person and a Community Health Nurse who interview and assess any one presenting at APSS and make appropriate referrals and connections. APSS is often contacted by the Police or Fire Departments when they might encounter persons in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Asbury Park works with the Monmouth County Division of Social Services (MCDSS) for access to General Assistance and shelter for those eligible.

When a specific governmental resource is not available APSS makes every effort possible to connect persons to non-profits and other shelters for them to begin a pathway to being sheltered. Often times this includes addressing their mental health and/or addiction issues, helping them locate treatment or shelter and providing access to public transportation when possible.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

APSS remains proactive in addressing the needs of those who are discharged from institutions. Continuing its role on the MCDSS's 10 Year Plan to End Homelessness in formulating an action plan; specifically on the Discharge Planning Committee. APSS remains a part of the local Serial Inebriate Task Force which meets to address those with Addiction issues who use local emergency rooms as shelters. APSS coordinates with local institutions in trying to formulate Wellness and Recovery Action Plans (WRAP) while folks are institutionalized so a viable plan is in effect when the person is discharged to eliminate the need for emergency placements. The City keeps lists of resources and will engage families

that are in jeopardy of losing their housing and keeping them secure.

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 City of Asbury Park continues its workings with numerous non-profits whose goals are securing families and individuals and assisting them with maintaining their housing. The City does engage, assess and offer initial services and will do limited case management, specifically with the mentally ill and addicted population, to monitor and support those who are accessing care and securing shelter. Once residents are engaged with a non profit agency, APSS and the City will respond to assist in their ongoing needs when governmental resources allow for assistance.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Asbury Park Housing Authority buildings include 358 units in its Dr. Robinson Towers Lumley Homes, Comstock Court, Asbury Park Village, Washington Village, and Lincoln Village. The Boston Way Village Housing Development is currently undergoing construction. All of its residents have been relocated. Applications for new units will open in September, with first preference to previous Boston Way tenants. The \$28 million mixed-income redevelopment project features 104 rental units that include 21 one-bedroom, 62 two-bedroom, and 21 three-bedroom apartments.

Based on the need of public housing through the Asbury Park Housing Authority, the City will continue to support the efforts and decisions for the production of public housing.

Asbury Park Housing Authority was among the 25 public housing agencies to receive a portion of the U.S. Department of Housing and Urban Development \$5 million grants issued in 15 states. The awards are earmarked to address emergency, safety and security needs and to fight crime at public housing properties. The \$247,934 award will be used to improve security through the purchase of a security camera system and lighting at Asbury Park Village, Lincoln Village, Comstock, Charles Lumley, and Robinson Towers.

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

The City provided public hearings and informational tables during its events to encourage all residents including public housing residents to participate in homeownership and management. Any residents interested in the programs are scheduled for an intake and determined if they qualify for funding. The Asbury park West Side Choide Neighborhoods Transition plan Meetings, working in conjunction with planning consultants, the city, and local residents, worked on a plan towards revitalizing the southwest neighborhood.

Actions taken to provide assistance to troubled PHAs

The City will continue to support the APHA with future housing initiatives. The Asbury Park Housing Authority is completing a needs assessment at the public housing senior buildings. They have begun to update all the laundry rooms and will soon be updating elevators and bathtubs.

Additionally, the Housing Authority is moving forward with plans to redevelop Lincoln Village funded in part through the \$500,000 Choice Neighborhoods Planning Grant from the U.S. Housing and Urban Development. Collaboration began in September with a data gathering input meeting and was followed up in November by a needs assessment meeting and the launch of surveys in Lincoln Village and throughout the city. Working groups were formed to discuss housing, employment, education, youth, public safety, community health, and transportation and placemaking topics.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City will continue to streamline its permit process redevelopment planning process, and continue to review its own properties and parcels that are held in municipal lien in attempts to provide these parcels to non-profit developers at a low cost.

This administration is committed to assisting the low income, unemployed, underemployed, small businesses and the unskilled labor force. Funding is provided to non profit job training programs. Local developers are encouraged to hire local residents to work on construction projects.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The following characteristics constitute the basis for prioritizing investment in the neighborhoods throughout the City, but more so in the southwest quadrant are as follows:

- * Lack of public transportation
- * Lack of education attainment
- * Lack of basic services such as the availability of fresh foods and laundromats
- * High crime rate
- * Lack of available childcare

The City continues to make significant progress towards the revitalization of the City. Choice Neighborhoods Plan, which aims to revitalize the city's largest, but most economically challenged, residential neighborhood into a place of opportunity and economic growth. The community-driven Choice Neighborhoods plan is a result of collaborative work beginning in September 2016 between officials from the City and the Asbury Park Housing Authority, a team of stakeholders and residents. A series of public meetings resulted in early action initiatives like the October Better Block event which included a public art installation and pop up retail offerings that helped envision a new landscape along the Springwood Avenue corridor. This plan outlines a set of comprehensive directives addressing the needs of all residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The following actions are taken to reduce lead-based paint hazards:

* The Construction Department notifies the the Monmouth County Board of Health

* The agency performs testing and if lead is detected, the county notifies the owner of the property to abate immediately

* The City has also partnered with the Community Affairs Resource Center (CARC) in promoting the Lead Safe Home Remediation Pilot Program through events, municipal meetings, web resources, social media, etc. The City will refer any homes built before 1978 to CARC and they will contact home owners/tenants and inform them about the program available.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The following actions are taken to reduce the number of poverty level families in the City:

- The continuance of the CDBG Activities,
- Interfaith Neighbors providing job training and referrals for employment
- The coordination between major developers and the City to require them to hire local qualified residents. This policy is designed to provide employment opportunities to the residents.
- Referral to other local non-profit agencies for assistance
- Make information about the CDBG program available during all City events.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City staff will continue to provide and develop expertise to address and where possible change conflicting rules and regulations and time frames inherited in complex institutional structures.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Department of Community Development continues to connect with housing agencies and social service agencies in the community through direct communications and publicly through annual community events.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The potential for impediments to fair housing choice will continue to be monitored by the City. The Analysis of Impediments will be updated every three to five years pursuant to HUD's Fair Housing Planning requirements and as resources become available for this effort.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will continue to monitor all projects in the Consolidated Plan and Annual Action Plan to ensure that activities of the City and of Sub-Recipients who receive funding through the City's CDBG program are carried out in accordance with the Federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and accounting practices. Monitoring procedures will be developed and implemented to ensure that:

1. The objective of each housing and/or service activity is met.
2. The use of all funds is consistent with the priorities set by the City.
3. Recipients are in compliance with applicable regulations regarding the disbursement of Federal funds.
4. Record keeping and financial management systems are provided to maintain documentation on program compliance and disbursement of federal funds in accordance with applicable laws.
5. The information submitted to HUD is accurate and complete.

Improvements will be made consistent with Federal guidelines and that achieve National objectives. Prior to committing any CDBG funds to a rehabilitation project, details will be reviewed for statutory and regulatory requirements for consistency with identified needs. CDBG staff will coordinate with the City Engineer, Director of Public Works and Construction Official during the write up process to ensure that the scope of work is comprehensive. Inspections will be completed at each property at the beginning and end of each project's rehabilitation to ensure that remediation was successful with available resources.

Key elements of the monitoring plan will include the following documents, activities, or equivalent to achieve a like result:

Grant Agreement: Recipients will be required to submit a project schedule and budget. The Grant Agreement will specify the activities to be completed and the conditions, which must be met in order to carry out the activity including all laws and regulations. The agreement will specify the project liaison. Staff will maintain contact with the project liaison on a regular basis.

- Record Keeping: Staff will make sure that sub-recipients set up record keeping and filing systems to maintain the required documentation.
- Financial Management: Staff will monitor to ensure that proper accounts are established, when

appropriate and necessary records are maintained.

The City will conduct site visits, both planned and unannounced, with service providers

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizens are given reasonable notice and opportunities to comment on reports by providing the following:

- Publishing notice of public hearings in the newspapers and on the City's website;
- Holding public meetings at convenient times and locations after providing reasonable notice;
- Providing a summary of the Plan and describing the location where the Plan may be viewed;
- Making the Plan available for public examination and comment for 30 days before submission to HUD;
- Providing residents, public agencies and other interested parties reasonable access to records of City activities;
- Considering views and comments of citizens and providing a summary of comments for consideration in the Plan.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Currently, there aren't any changes needed in the program objectives. Currently the city has initiated a shared services agreement with Monmouth County to provide additional assistance in CDBG federal reporting guidelines.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

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