

Expected Resources

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

Introduction

The FY 2020 Formula Grantee Allocation for Middletown’s CDBG program is \$265,476, with approximately \$20,000 in anticipated additional program income.

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	265,476	20,000	0	285,476	1,141,904	CDBG funding and Program Income is expected to be used to administer the Township's Home Rehab Program. Program income is expected to be collected throughout the 5 year Consolidated Planning period at approximately \$20,000 per year. Program income includes fees for processing subordinations, interest, and repayments of 10 year Home Rehab liens.

Table 1 - 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

To supplement federal resources to address underserved housing needs, Middletown will continue to collect affordable housing fees for all new

residential development that does not include an affordable housing component. These fees will provide the Township with a consistent and revolving resource to fund construction of new affordable units. The Township will continue to support efforts of non-profit housing developers to construct new affordable rental units financed via low-income housing tax credits and HOME funding approval through Monmouth County.

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	North Middletown	Provide housing rehabilitation grants Create suitable living environment	CDBG: \$235,476	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Administration	2020	2024	Administration		Provide housing rehabilitation grants	CDBG: \$50,000	Other: 3 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Middletown expects to be part of two (2) eligible activities in 2020.

The first project is the Middletown Township Department of Community Development's CDBG Rehabilitation Program. Middletown Township is an entitlement Community which receives CDBG funds directly from the Federal Government. As of 2020, Middletown Township has entered into a Service Agreement with the County of Monmouth for the County to administer the Township's CDBG Program in coordination with the Township's CDBG Manager. The Middletown Township Department of Community Development FY2020 CDBG Formula Grantee Allocation is \$265,476. The Department of Community Development expects to devote \$235,476 of these funds to rehabilitation activities.

The funds will be available for emergency repairs, correct building code violations, lead base paint safe work practices, and barrier-free improvements at single-family dwellings and public facilities. The Department of Community Development plans on rehabilitating 10 households with this resource. The Township offers a grant amount of \$25,000.

The second project is considered Administration of the CDBG program. The Department of Community Development expects to devote \$50,000 to CDBG funds.

#	Project Name
1	Home Rehab
2	Admin

Table 3 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Home Rehab
	Target Area	North Middletown
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Create suitable living environment
	Funding	CDBG: \$235,476
	Description	Rehabilitation of single family dwellings to correct code violations, provide handicap accessibility improvements, and repair or replace major systems of the home including roof, heating, electrical to keep households safe, comfortable, and to maintain neighborhood quality and sustain naturally-occurring affordable housing stock.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	
	Planned Activities	
2	Project Name	Admin
	Target Area	North Middletown
	Goals Supported	Administration
	Needs Addressed	Create suitable living environment
	Funding	CDBG: \$50,000
	Description	Administration of the CDBG program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

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

Housing rehabilitation is offered throughout the Township with the only restrictions having to do with income qualifications.

Geographic Distribution

Target Area	Percentage of Funds
North Middletown	25

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing rehabilitation is offered throughout the Township with the only restrictions having to do with income qualifications.

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The primary activities to support the Homeless and other special needs activities will be performed by the Middletown Township Social Services Department. The Social Services Department will continue its proactive role in homeless assistance and prevention. The first step in assisting homeless individuals is finding safe decent shelter. The Social Services Department places individuals at the County Shelters in emergency cases or provides temporary rent subsidies in various rooming houses. Funding for the homeless program is provided by the State of New Jersey. The State pays one hundred percent of the general assistance of the program, with clerical expenses paid for by the Township of Middletown.

Actions planned to foster and maintain affordable housing

The Township is committed to identifying and seizing all practical opportunities for removing barriers to affordable housing at the local level. Local land use policies reflect this commitment, and are articulated in the Township's 2008 Housing Plan. Middletown's Zoning Ordinance includes numerous mechanisms that are geared towards making housing more affordable, and the Housing Plan recommends a range of additional methods.

1. Inclusionary Zoning – Created an inclusionary zoning environment that facilitated the approval of well over 200 non-age restricted affordable housing units, and 240 affordable senior housing units. Affordability is controlled for at least the first thirty (30) years of the unit's occupancy. Inclusionary zoning is in place that requires a minimum 20-25% affordable setaside at multiple sites distributed throughout the Township. Middletown's adopted 2008 Housing Element and Fair Share Plan provides additional detail.
1. Residential Over Commercial – Middletown's zoning ordinance has identified 9 sites that are suitable for new mixed-use buildings, i.e. residential over commercial. All residential units will be set aside for low and moderate income households. Encouraging residential living quarters above commercial establishments provides low income rental opportunities in close proximity to entry level employment opportunities and public transportation infrastructure. The Township now provides grants averaging \$20,000.00 per unit for such projects.
1. Low Income Housing Tax Credits (LIHTC) – Middletown has supported the development of 180 age-restricted senior housing rental units in the Navesink section of the Township, 30 rentals at Chapel Hill, and 18 rentals at Harmony Glen. The developers of these units utilized the federal LIHTC program to leverage resources.

2. Scattered Site Construction – The Township provides resources for the construction of two and three bedroom single-family homes on scattered sites. Homes are sold at affordable prices to income-eligible households, and are subject to affordability controls.
3. Accessory Apartments - Middletown has adopted zoning permitting affordable accessory apartments in all single-family residence zones. Occupancy is restricted to low or moderate income households for a period of 10 years. From 1994 through 2003, Middletown completed 10 accessory apartments. Since initiating a grant program in 2002, whereby a \$10,000 grant is given towards the construction of an accessory apartment, up until 2009 about 19 accessory apartments were added to Middletown’s inventory. Since 2009, the Township has added about an additional 10 units.
4. Market to Affordable Program - Middletown will establish a “market to affordable” program where the Township will pay down the cost of market-rate units anywhere in the Township and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households.

Actions planned to reduce lead-based paint hazards

The Community Development staff understands the importance of lead safety in homes and ensures that their grant recipients and contractors are aware of lead safe practices.

During the application process, and prior to any rehabilitation work, the Department of Community Development staff educates grant recipients by informing them of the following: (1) whether the structure was built prior to 1978, (2) whether the structure may contain lead-based paint, (3) lead-based paint has certain hazards, (4) lead-based paint poisoning has symptoms and can be treated and (5) precautions to avoid lead poisoning.

If the presence of lead-based paint has been confirmed for any rehabilitation project, the Township’s Housing Rehabilitation Program requires that the contractor use EPA’s lead safe work practices.

Additionally, under the EPA’s Renovation, Repair, and Painting Rule, effective April 22, 2010, in order to continue to be in the Township’s Housing Rehabilitation Program, contractors and their firms must be certified and use lead-safe work practices.

Actions planned to reduce the number of poverty-level families

Middletown Township has worked with Federal, State, County and non-profit agencies to provide information on the barriers preventing households from overcoming poverty. Middletown’s resources are devoted to the problems which plague households at or below the poverty line. Township programs are housing rehabilitation, as well as helping disabled persons and providing homelessness assistance.

The Middletown Department of Community Development offers a highly successful rehabilitation program. This program is supported with Federal funds supplied through the Community Development

Block Grant Program.

The Middletown Township Housing Authority manages two (2) public housing developments (Tomaso Plaza and Daniel Towers). Together these two (2) developments offer rental assistance to 252 income-eligible senior citizens. Rental assistance is also provided to 245 low-income families through the Federal Section 8 Rental Certificate Program.

In 2020, the Middletown Township Housing Authority will continue to improve and upgrade their units through various federal grants. In addition, they will work with the residents to encourage their participation in operation and management.

The Middletown Township Social Services Department's primary responsibility is providing general assistance and shelter placement to homeless individuals. In addition, the Social Services Department counsels and assists eligible households on how to access Monmouth County Social Service Programs such as food stamps, medicaid and aid to dependent children.

On the Federal, State and County levels, the Township is interested in developing and participating in programs which combine social and economic actions. New regulations should be promoted which incorporate economic activities such as education, job training or child care into existing housing programs.

Overall, programs offered by Middletown Township effectively coordinate efforts to address housing issues and the conditions of poverty that surround low-income households to the greatest possible extent. However, the need for assistance far exceeds current funding levels. Therefore, the Township will continue to improve coordination between existing programs, but also identify the need to create new programs which respond to the needs of those at greatest poverty risk.

Actions planned to develop institutional structure

The Department of Planning and Community Development administers the CDBG program. The Middletown Housing Authority manages 250 Project Based Low Income Housing Units and administers a Housing Choice Voucher Program of approximately 260 vouchers. The Department of Social Services provides homelessness assistance.

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

The Middletown Department of Planning and the Department of Community Development is the lead agency for the Township. In developing this document, several meetings and telephone conferences were held with the Department of Community Development, Department of Social Services and the Middletown Township Housing Authority. These meetings enabled each agency to discuss housing issues on a Township basis and not just within each agency's border.

The completion of this document will not be the end of these discussions. Each agency will continue to communicate and refine the Township's housing policies.

Discussion

Program Specific Requirements

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

Introduction

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion