

2023 Consolidated Annual Performance and Evaluation Report (CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM & HOME INVESTMENT PARTNERSHIP
DEPARTMENT OF ECONOMIC DEVELOPMENT

COUNTY OF GLOUCESTER, NEW JERSEY | 1480 Tanyard Road, Deptford, NJ 08096

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 County received \$1,368,684 in Program Year 2023 Community Development Block Grant (CDBG) entitlement funding and \$595,874 in HOME Investment Partnership (HOME) funding. There are still tranches of funding from the CARES Act to prepare for, prevent the spread of, or respond to the COVID-19 pandemic available to the County. The first tranche of CARES-Act funding (known as CDBG-CV1) amounted to \$804,857. An additional \$1,939,512 was awarded in the 2nd tranche (CDBG-CV3) for a total of \$2,744,369. Several reports have been appended on the use of CV-1 and CV-3 funds.

In addition to CDBG and HOME entitlement funding, the County used nearly \$93,799.93 in CDBG-CV funds to assist organizations providing pandemic-related public services to County residents, including programs such as Acenda mental health services, the Get Fit! Program, Code Blue, the Boys and Girls Club, and more. \$20,000 in CDBG-CV funding was used to install ADA-compliant bleachers and sun shade at a Clayton Borough little league field.

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 |
|------------------------------------|--------------------|-----------------|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Create New Rental Housing Vouchers | Affordable Housing | HOME: \$ | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 40 | 53 | 132.50% | 15 | 13 | 86.67% |
| Develop New Affordable Housing | Affordable Housing | HOME: \$ | Rental units constructed | Household Housing Unit | 0 | 3 | | 5 | 0 | 0.00% |
| Develop New Affordable Housing | Affordable Housing | HOME: \$ | Homeowner Housing Added | Household Housing Unit | 5 | 2 | 40.00% | 1 | 0 | 0.00% |

| | | | | | | | | | | |
|--|-----------------------------------|---------------------|---|------------------------|------|-------|---------|-------|------|---------|
| Improve Housing Conditions | Affordable Housing | CDBG: \$ / HOME: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 60 | 152 | 253.33% | 14 | 39 | 278.57% |
| Improve Public Facilities and Infrastructure | Non-Housing Community Development | CDBG: \$ / HOME: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 5000 | 37095 | 741.90% | 16387 | 5297 | 32.32% |
| Increase Homeownership | Affordable Housing | HOME: \$ | Homeowner Housing Added | Household Housing Unit | 0 | 3 | | | | |
| Increase Homeownership | Affordable Housing | HOME: \$ | Direct Financial Assistance to Homebuyers | Households Assisted | 75 | 3 | 4.00% | 5 | 0 | 0.00% |
| Program Administration | Administration | CDBG: \$ / HOME: \$ | Buildings Demolished | Buildings | 0 | 0 | | | | |
| Program Administration | Administration | CDBG: \$ / HOME: \$ | Other | Other | 1 | 2 | 200.00% | 1 | 0 | 0.00% |

| | | | | | | | | | | |
|--|--|---------------------|---|---------------------|------|-------|---------|--------|-------|--------|
| Support and Expand Public Services | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 0 | | | | |
| Support and Expand Public Services | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$ | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 | | | | |
| Support and Expand Public Services | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 4000 | 17968 | 449.20% | 113000 | 11686 | 10.34% |
| Support and Expand Public Services | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$ | Homeless Person Overnight Shelter | Persons Assisted | 0 | 60 | | 0 | 60 | |
| Support Emergency Shelters and Homeless Services | Homeless | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 45 | 0 | 0.00% | | | |

| | | | | | | | | | | |
|---|----------|----------|--------------------------------------|---------------------|----|---|-------|--|--|--|
| Support Emergency Shelters and Homeless Services | Homeless | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 50 | 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.

High Priority needs identified in the Consolidated Plan for the 2020-2024 period include: Preservation of existing housing stock, addition of affordable housing, improvements to infrastructure, and support for public services.

During 2023, the County used CDBG, CDBG-CV, and HOME funds exclusively to address high-priority needs. Feedback from the County's municipalities, housing developers, and non-profit service providers continues to emphasize the importance of CDBG and HOME support to the ability of those organizations to serve their constituents. In order to combat the economic ramifications of the COVID-19 Pandemic, the County utilized most of its CDBG-CV funds to help small businesses throughout the County.

Of the CDBG-CV funds, in 2023, 1,180 people were assisted. Primarily of these figures, 980 persons were assisted through various public service agencies, including homeless shelters, Acenda mental health services, and the Boys and Girls Club.

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 | HOME |
|---|---------------|-------------|
| White | 19,139 | 12 |
| Black or African American | 1,953 | 10 |
| Asian | 377 | 0 |
| American Indian or American Native | 101 | 1 |
| Native Hawaiian or Other Pacific Islander | 6 | 0 |
| Total | 21,576 | 23 |
| Hispanic | 1,013 | 2 |
| Not Hispanic | 20,563 | 21 |

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

Narrative

The above statistics are taken from accomplishments reported for individual activities rather than from the PR-23 reports, which are often inaccurate. Instead of relying on the PR-23 report, we count the activities individually, based on when the work actually took place to correct those discrepancies from year to year. The statistics above are the most accurate account of the work that happened during the 2023 program year. The table above does not include the 9,691 persons that were assisted that identified as Other Multi-Racial.

Of CDBG-CV activities completed in 2023 that reported race, 570 of those assisted identified as White. 259 of those assisted identified as Black, 6 identified as Asian, 381 identified as Other Multi-Racial, and 93 identified as Hispanic.

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 | public - federal | 1,368,684 | 2,198,599.52 |
| HOME | public - federal | 595,874 | 421,494.86 |

Table 3 - Resources Made Available

Narrative

The County received \$1,368,684 in Program Year 2023 Community Development Block Grant (CDBG) entitlement funding and \$595,874 in HOME Investment Partnership (HOME) funding.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| Countywide | 100 | 30 | Other |

Table 4 – Identify the geographic distribution and location of investments

Narrative

Of the funds used in 2023, not including administrative funds, approximately 46% were used to directly improve low-mod areas with public facilities projects. The remaining 54% of the funds addressed low-mod clientele and low-mod housing.

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.

From infrastructure projects to public services, virtually all non-housing activities receiving CDBG or HOME funds also receive other forms of support. Those funds include local municipal monies, state transportation funds and a wide variety of public and private resources that support the public services.

HOME match requirements are incorporated in the County's solicitation, review, and award of HOME projects. Developers wishing to use HOME funds are encouraged by the application scoring system to include funds from other sources and HOME projects other than homeowner rehab are not viable without non-HOME resources being part of the mix.

Public property used to address needs identified in the 2023 plan consisted of streets and public facilities where needed improvements were completed.

| Fiscal Year Summary – HOME Match | |
|--|---|
| 1. Excess match from prior Federal fiscal year | X |
| 2. Match contributed during current Federal fiscal year | X |
| 3 .Total match available for current Federal fiscal year (Line 1 plus Line 2) | X |
| 4. Match liability for current Federal fiscal year | X |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | X |

Table 5 – Fiscal Year Summary - HOME Match Report

| Match Contribution for the Federal Fiscal Year | | | | | | | | |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| X | X | X | X | X | X | X | X | X |

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period | | | | |
|---|---|---|--------------------------------|--|
| Balance on hand at beginning of reporting period \$ | Amount received during reporting period \$ | Total amount expended during reporting period \$ | Amount expended for TBRA \$ | Balance on hand at end of reporting period \$ |
| X | X | X | X | X |

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

| | Total | Minority Business Enterprises | | | | White Non-Hispanic |
|----------------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Contracts | | | | | | |
| Number | X | X | X | X | X | X |
| Dollar Amount | X | X | X | X | X | X |
| Sub-Contracts | | | | | | |
| Number | X | X | X | X | X | X |
| Dollar Amount | X | X | X | X | X | X |
| | Total | Women Business Enterprises | Male | | | |
| Contracts | | | | | | |
| Number | X | X | X | | | |
| Dollar Amount | X | X | X | | | |
| Sub-Contracts | | | | | | |
| Number | X | X | X | | | |
| Dollar Amount | X | X | X | | | |

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

| | Total | Minority Property Owners | | | | White Non-Hispanic |
|---------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | X | X | X | X | X | X |
| Dollar Amount | X | X | X | X | X | X |

Table 9 – Minority Owners of Rental Property

| Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition | | | | | | | |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|--|
| Parcels Acquired | | X | | X | | | |
| Businesses Displaced | | X | | X | | | |
| Nonprofit Organizations Displaced | | X | | X | | | |
| Households Temporarily Relocated, not Displaced | | X | | X | | | |
| Households Displaced | Total | Minority Property Enterprises | | | | | |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | White Non-Hispanic | |
| Number | X | X | X | X | X | X | |
| Cost | X | X | X | X | X | X | |

Table 10 – Relocation and Real Property Acquisition

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 | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 29 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 29 | 0 |

Table 11 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of households supported through Rental Assistance | 8 | 0 |
| Number of households supported through The Production of New Units | 3 | 0 |
| Number of households supported through Rehab of Existing Units | 17 | 0 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 28 | 0 |

Table 12 – Number of Households Supported

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

In 2023, production exceeded expectations, reflecting the demand for this assistance. Demand for housing rehab and rental assistance is exceeding expectations. The production of new units was below annual goals, while homebuyer assistance demand was still rather soft.

Discuss how these outcomes will impact future annual action plans.

The need continues to exist in all housing-related programs, so it is anticipated that all will continue to be included in future Annual Actions Plans, except for the homebuyer assistance

program, which has been under-utilized for several years.

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 | 1,575 | 4 |
| Low-income | 28,998 | 10 |
| Moderate-income | 379 | 9 |
| Total | 316 | 23 |

Table 13 – Number of Households Served

Narrative Information

Housing assistance is fairly evenly distributed across eligible income levels, with the majority of those being assisted being low-income.

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

Through fiscal and technical support for the front-line organizations that conduct this important work, Gloucester County continued to reach out to the homeless, including the unsheltered homeless. The County's Point in Time Survey is one method area providers use to connect with the homeless and try to bring them into the regional support network to transition from homelessness.

During 2023, the County provided CDBG funding to Center for Family Services: Together Youth Shelter – Get Fit!.

Together is one of the only short-term, walk-in shelters in southern New Jersey, providing 24-hour emergency shelter for youth aged 9-18 who need a safe place to live. Together provides emergency housing for youth who have experienced abuse, neglect, human trafficking, or those youth who have run away or are in need of safe housing due to a variety of circumstances.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through fiscal and technical support for shelter and transitional housing providers and by offering networking opportunities for them, the County continued to address the emergency shelter and transitional housing needs of homeless persons throughout the County.

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

The County's housing rehab program helped low-income homeowners avoid homelessness by providing repairs that kept their homes habitable. Economic development activities also prevented homelessness by expanding and retaining employment opportunities. The County's many social service providers also connected their own clients with other needed services, including job training, housing assistance, information on employment, childcare, and much more.

The HOME-supported Tenant Based Rental Assistance program helped make housing affordable for 10 low-mod income County families, and expended \$83,122.60.

Gloucester County also participates in the formulation and implementation of policies regarding those being discharged from publicly funded institutions and systems of care. Those policies include the provision of information on receiving assistance regarding housing, health, social services, employment, education and youth needs.

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

By expanding housing options for low-income residents, the County helped shorten the period of homelessness. Gloucester County supported the creation of additional affordable units and provided rent assistance through the Tenant Based Rental Assistance program.

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

Actions taken to address the needs of public housing

The County has supplemented the Public Housing voucher programs by expending \$83,122.60 in HOME funds for a Tenant Based Rental Assistance program in 2023.

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

Public housing residents were encouraged to become more involved in management and participate in homeownership through the continued operation of resident councils in Public Housing developments.

Additionally, the Housing Authority of Gloucester County required each non-exempt adult public housing resident to contribute at least 8 hours per month. Residents were referred to the Gloucester County Volunteer Center, which acts as a clearinghouse for residents to offer their time or services to organizations in need of volunteers. The Authority considers activities that are designed to encourage, train or facilitate economic independence as valid activities.

The Glassboro Housing Authority identifies the promotion of resident participation in its annual goals. The Authority recognizes the need for “Effective Resident Organization Partnerships” that meet regularly to ensure proactive support for building, managing, and maintaining sound, safe, affordable communities. The resident councils meet on a regular basis and consistently work with the Glassboro Housing Authority regarding problem identification and pursuing positive approaches to addressing community issues.

Actions taken to provide assistance to troubled PHAs

Neither of the County's housing authorities are troubled PHAs.

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)

While it is beyond the ability of the County or any of its municipalities to control market forces and other factors, there are some steps that can be taken. During the 2023 Program Year, the County:

- Through HOME funding, the County continued to assist affordable housing development. The County also continued to provide technical assistance to non-profit organizations seeking state and federal funds for affordable housing development, both rental and homeownership.
- Continued the homebuyers program to help families afford home ownership.
- Worked with municipalities to assess zoning, design guidelines, and local government standards to ensure that these elements of the construction process do not hinder the creation of affordable housing.
- Reviewed building fee ordinances as requested by municipalities and recommended modifications as necessary; investigated the possibility of non-profit organizations having fees waived.
- Continued to seek supplementary funding and opportunities to leverage limited resources

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

The primary obstacle to meeting underserved needs is a lack of funds. There are many needs in all the areas - public facilities, public services, infrastructure, and economic development—and municipal resources go only so far.

During the 2023 Program Year, the County, through both staff and consultants, continued its practice of constantly looking for additional funding sources to address the unmet needs identified in our community. Gloucester County succeeded in attracting state, federal, regional and private funding for improvements and services that aid the community at large and lower-income neighborhoods and residents.

The development of more and better jobs for low- and moderate-income persons would help reduce the scale or scope of needs as well. In this vein, the County undertakes economic development projects to attract and retain employers and works with local and regional job training entities to enhance residents' work skills. The County utilized CDBG-CV funds

distributed in 2023 for businesses to retain jobs of low-mod employees.

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

The County Community Development Program addressed lead hazards during housing rehabilitation efforts. All pre-1978 homes receiving rehabilitation assistance and where painted surfaces were to be disturbed were tested for lead-based paint hazards. When evidence of lead paint hazards was found, the appropriate level of action was taken. Most often, that was the use of interim controls to address all identified lead hazards. In the homebuyers program, when defective painted surfaces are found, the surfaces are tested for lead-based paint and addressed by a qualified trained contractor. The County's Lead-Based Hazard reduction strategy, administered by the Department of Health, involves the administration of the Lead Intervention for Children at Risk Program (LICAR) which supports the abatement or reduction of lead-based paint hazards in low-income housing.

During 2023, the Department of Health provided administrative and program delivery staff responsible for marketing the LICAR program; conducted application intake, review, and approval; completed environmental reviews; completed housing inspections and, when funding was available, prepared work write-ups and cost estimates for lead hazard control work; prepared contractor bid packages and supervised advertisement for bids and selection of contractors; managed temporary resident relocation while lead hazard control work was completed and monitored work in progress through to completion.

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

The County's anti-poverty strategy is linked to the Economic Programs implemented and operated for almost a decade. The objective of poverty reduction requires programming for job readiness areas, including job training and placement, supportive public services, education, and basic skills development. The overriding principle, however, is to create new jobs and opportunities for households with incomes below the poverty level. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life, that people can improve their situation.

Much of the County's public services dollars support youth development programming, supporting success at a young age to build a strong foundation for high school graduation and post-secondary education and/or training completion.

All projects to be funded with CDBG funding were encouraged to follow Section 3 requirements to recruit needed employees from very low-income neighborhoods and, where possible, from the pool of WIA Program graduates. This coordinated effort created additional employment opportunities for low-income residents. All economic development activities/projects that

created jobs were also coordinated with the WIA and the FDP Programs.

Employment programs reach only a part of the poverty population. Many of the people living in poverty are not employable, and thus, the County worked cooperatively with numerous public, social, and civic service organizations to develop and implement direct assistance and service delivery programs to improve the quality of life of these persons. The first step of providing health and social services is necessary to enable an unemployed person to become employable.

The County provided financial assistance through direct grants as well as technical and advisory assistance to non-profits and community agencies that administer a wide variety of programs for lower-income residents.

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

The County continued its participation in regional and state networking and information opportunities, continuing to foster familiarity with the service providers in Gloucester County and in neighboring and nearby counties.

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

As a common partner with so many of the public and private housing and social service providers, the Gloucester County Department of Economic Development, Office of Housing and Community Development continued in its role as a natural conduit for communication and interaction among these entities. The CD Program served in that capacity while respecting the autonomy and uniqueness of each partner.

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

Gloucester County formally updated its Analysis of Impediments to Fair Housing Choice during the preparation of its 2020 Consolidated Plan. For actions taken during the 2023 Program Year, however, the County reviewed its prior Analysis of Impediments to Fair Housing Choice and concluded that it continued to accurately reflect the issues and concerns that need to be addressed.

Specifically, the analysis showed a continued need for further educational efforts around fair housing rights and responsibilities and the processes and procedures in place to help assure housing fairness. In response to that need, the County continued to provide information to the public on relevant fair housing topics. Pamphlets, posters and contact information are provided at County offices.

Additionally, a general lack of affordable housing options quite naturally impacts residents in the lower-income ranges. As detailed in the Affordable Housing portion of this report, the County sought to address this impediment in 2023 through rehab of existing units, creation of new units and provision of rental assistance vouchers.

DRAFT

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

Performance monitoring is an important component in the long-term success of the Consolidated Plan and Action Plans. Through the Office of Housing and Community Development, the County has developed standards and procedures for ensuring that the recipients of CDBG and HOME funds meet the purposes of the appropriate legislation and regulations and that funds are disbursed promptly.

The Office of Housing and Community Development oversees the County's entitlement grants and is responsible for monitoring performance. The Office has incorporated performance standards into awarding funds, allocating resources to programs and agencies, and obtaining progress and completion reports from those programs and agencies. The monitoring requirements and procedures followed during 2023 were built upon existing monitoring systems and experience in administering federal and state programs and funds. Following the execution of sub-recipient agreements, activities are subsequently monitored with checklists and reports to facilitate uniform monitoring of program activities. Each description of projects and activities and the written agreements related to them contain specific measures by which the activity is evaluated. Fiscal monitoring included review and approval of budgets, compliance with executed Grant Agreements, review and approval of expense documentation, review of fiscal reports monthly, and a review of municipal and non-profit audits on an annual basis.

During the 2023 Program Year, the County conducted hired a CDBG consultant to undertake remote monitoring of all projects funded in 2023.

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.

Gloucester County placed the CAPER document on public display for a period of 15 days, from November 4, 2024, through November 19, 2024. The CAPER was available on the County website and in the County Clerk's Office and the Office of Housing and Community Development. The public was notified of the public comment period via an advertisement in a local publication. A copy of the advertisement is provided with this report. A public hearing was held on November 13, 2024, at the Rowan College of South Jersey—Gloucester Campus.

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.

Ongoing assessments of community needs and ongoing successes of the County's CDBG program in addressing those needs suggest that no significant changes are needed in the program's objectives. The program will continue to seek efficient, effective means to provide housing, facilities, and services to our most vulnerable residents. The County will continue to seek community partners capable of assisting in those efforts.

While always aware of opportunities to improve, the County believes that the overall direction and implementation of its CDBG program meets both the requirements of the federal government and the needs of our residents.

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-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Twenty-four (24) on-site inspections were conducted of affordable rental housing assisted under the tenant-based rental assistance program. Only two units were found to have a condition that required remediation. No issues were identified in the remaining twenty-two (22) units.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

No individual HOME-funded projects meet the threshold for affirmative marketing requirements. The program, though, including housing rehab activities, are publicized to all segments of the County's population through general circulation advertising and through information provided by our municipal partners.

These affirmative marketing efforts are clearly effective, as 43.5% of HOME beneficiaries in 2023 were Black/African-American, compared to the County population that is 9.8% Black/African-American.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

X

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In the 2023 Program Year, more than 30.5% (\$128,372.26) of the HOME allocation was budgeted to rehabilitate or develop affordable housing. An additional 21.4% (\$90,000) was dedicated to first-time homebuyer loans. It is extremely common for purchasers of affordable housing units created under the State's Fair Housing Act to participate in the County's First Time Homebuyer Program.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|------|------|-----|-------|-----|
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | | | | | |
| Total Section 3 Worker Hours | | | | | |
| Total Targeted Section 3 Worker Hours | | | | | |

Table 14 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|------|------|-----|-------|-----|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | | | | | |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | | | | | |
| Direct, on-the job training (including apprenticeships). | | | | | |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | | | | | |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | | | | | |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | | | | | |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | | | | | |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | | | | | |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | | | | | |
| Held one or more job fairs. | | | | | |
| Provided or connected residents with supportive services that can provide direct services or referrals. | | | | | |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | | | | | |
| Assisted residents with finding child care. | | | | | |
| Assisted residents to apply for, or attend community college or a four year educational institution. | | | | | |
| Assisted residents to apply for, or attend vocational/technical training. | | | | | |
| Assisted residents to obtain financial literacy training and/or coaching. | | | | | |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | | | | | |
| Provided or connected residents with training on computer use or online technologies. | | | | | |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | | | | | |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | | | | | |

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|--------|--|--|--|--|--|--|
| Other. | | | | | | |
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

While the County's CDBG program funded several construction projects with Program Year 2023 funds that are covered by Section 3 regulations, none of the projects exceeded the \$200,000 threshold for Section 3 compliance.

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