

## **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 impact of the global coronavirus pandemic cannot be overstated when it comes to the implementation of Atlantic County's 2019 Community Development program. For virtually half of the program year, most activities in our service area came to a standstill. Housing rehabs, home purchases and infrastructure projects all ground to a halt.

Not surprisingly, then, Atlantic County came up short in several of its stated goals for the year. Housing rehabs, for instance totaled just 13 but would surely have surpassed the annual goal of 18 had the normal interactions of a housing rehab program been forced to a halt for several months. Similarly, municipal improvement projects were put on hold and homebuying was virtually non-existent for three months or more.

It is expected that the program, its partners and its beneficiaries will make up for these shortfalls during the 2020 program year, providing some semblance of normal activity returns in a sustained way to our area.

**NOTE:** The accomplishments reported below are an aggregate of accomplishments reported for the individual activities in IDIS and accurately reflect the levels of services during the 2019 Program Year. They are not taken from the PR-23 reports, which are frequently inaccurate.

### **DATA BELOW DOES NOT YET INCLUDE ABSECON SENIOR BUS ACCOMPLISHMENTS**

### **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
Administer CDBG & HOME programs	Planning & Administration	CDBG: \$ / HOME: \$	Other	Other	5	4	80.00%	1	1	100.00%
Eliminate slums/blight	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	3	1	33.33%			
Improve public facilities & infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	108404	1,084.04%	40000	25808	64.52%
Increase home ownership opportunities	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	2	0	0.00%			
Increase home ownership opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	3		1	1	100.00%
Increase home ownership opportunities	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Increase home ownership opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	59	118.00%	25	0	0.00%

Preserve existing housing stock	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	43	86.00%	18	13	72.22%
Support Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%	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 2016-2020 period include: Preservation of existing housing stock, addition of affordable housing, improvements to infrastructure and support for public services.

During 2019, the County used CDBG and HOME funds exclusively to address high-priority needs. Feedback from the County's municipalities continues to emphasize the importance of CDBG and HOME support for these activities.

## 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	20,000	10
Black or African American	3,158	1
Asian	862	0
American Indian or American Native	45	0
Native Hawaiian or Other Pacific Islander	1,690	0
<b>Total</b>	<b>25,755</b>	<b>11</b>
Hispanic	2,693	3
Not Hispanic	23,062	8

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

### Narrative

**NOTE - Data above does not yet include Absecon Senior Bus accomplishments.**

Above statistics are taken from accomplishments reported for individual activities, rather than from the PR-23 reports, which are often inaccurate. Often times, activities are actually done in one year & 'completed' in IDIS during another year. Instead of relying of the PR 23 report, we count the activities individually, based on when the work actually took place and in order to correct those discrepancies from year to year. The statistics above are the most accurate account of the work that happened during the 2019 program year.

The Native Hawaiian or Other Pacific Islander category is actually the number of "Other multi-racial" beneficiaries.

## 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	1,217,645	725,151
HOME	public - federal	670,111	358,522

Table 3 - Resources Made Available

### Narrative

During the period from September 1, 2019 to August 31, 2020, the Atlantic County Urban County received an allocation of CDBG funding of \$1,217,645 and an allocation of HOME funding of \$670,111. Subsequently, the County received an additional \$704,535 in CDBG-CV funds for Covid-related activities. None of those funds were utilized during the 2019 Program Year, however, and they will be included in the 2020 CAPER.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Buena Borough	1	0	
City of Absecon	1	1	
Corbin City	1	0	
Countywide	56	76	
Eligible census tracts/block groups	21	22	
Estell Manor	1	0	
Folsom Borough	1	1	
Galloway Township	6	0	
Hamilton Township	5	0	
Linwood	1	0	
Longport	1	0	
Margate	1	0	
Mullica Township	1	0	
Northfield	2	0	
Weymouth Township	1	0	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The impact of the Coronavirus pandemic not only reduced the total amount of activity taking place during the year but skewed the distribution of funds as reported above. Most municipal projects were

put on hold leaving a higher than expected share of funds used on countywide activities, such as housing rehab and an accessibility project at a County facility.

## 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 rehab 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, in fact, 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 2019 plan consisted of streets, a sewer line and public facilities where needed improvements were completed.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	182,387
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	182,387
4. Match liability for current Federal fiscal year	109,196
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	73,190

**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

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 begin-ning 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 \$
0	423,169	191,041	0	232,128

Table 7 – Program Income



<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**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	44	14
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>44</b>	<b>14</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	1
Number of households supported through Rehab of Existing Units	18	13
Number of households supported through Acquisition of Existing Units	25	0
<b>Total</b>	<b>44</b>	<b>14</b>

Table 12 – Number of Households Supported

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

All elements of affordable housing were significantly impacted by the global coronavirus pandemic. The normal interactions of a housing rehab program were brought to a halt for several months. Similarly, homebuying was virtually non-existent for three months or more.

**Discuss how these outcomes will impact future annual action plans.**

The demand for the planned activities is expected to return to normal levels or above once the impact of the pandemic abates. All affordable housing activities included in the 2019 Action Plan are expected to be a part of the County Community Development Program for the foreseeable future.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	1
Low-income	1	1
Moderate-income	2	9
<b>Total</b>	<b>3</b>	<b>11</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

It is not surprising that the beneficiaries of housing activities skew toward the moderate end of the low-mod scale. Homeownership in New Jersey is quite expensive and the program's homebuyer assistance activity can only assist those who qualify for mortgages. Also, it is more likely that households with incomes above the very low ends of the range would already be homeowners and thus eligible for the rehab program.

## **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**

The Atlantic Homeless Alliance, composed of the Atlantic County Department of Welfare, Jewish Family Services and the Pleasantville Housing Authority, has created a single point of entry (SPOE) system for homeless outreach and assistance. The SPOE employs 11 staff to facilitate the coordination of care of those who present as homeless in Atlantic County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As it has in previous years, during the 2019 Program Year, the Homeless Committee of the Atlantic County Human Services Advisory Council prepared a request for funding to the U.S. Department of Housing and Urban Development under the SuperNOFA Continuum of Care for the Homeless Program. The Continuum planning process is led by a voluntary association of service and housing providers, City and County government, faith-based and community-based organizations whose focus is to find collaborative solutions for the needs of homeless persons in Atlantic City and Atlantic County. Funding obtained through this process supports emergency shelter and transitional housing programs, among other efforts directed at homelessness.

Covenant House, the Atlantic County Women's Center and the Atlantic City Rescue Mission operate homeless shelters in 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**

During 2019, Atlantic County continued its homeless prevention activities. Specifically, by providing rehabilitation assistance and referral services for low-income households the County aims to prevent the conditions that would precipitate homelessness.

The goal is to make significant steps in eliminating the sources of homelessness by providing not only emergency assistance to the homeless, but also by providing assistance to very low- and low-income households that are threatened by homelessness. The objective is to assist low-income households or individuals who are homeless or in danger of becoming homeless with housing rehabilitation funds,

emergency repair funds, emergency utility payments and other forms of emergency assistance.

Through its Department of Human Services, Atlantic 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**

The County's support network, provided by government and private, non-profits alike, includes services that connect the homeless to transitional programs in the areas of health care, employment and training, housing, transportation and life skills.

These efforts are especially directed to chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth, a particular target clientele group for Covenant House.

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

### **Actions taken to address the needs of public housing**

There are 2 Public Housing Authorities located within the Atlantic County Urban County municipalities - the Pleasantville Housing Authority and the Buena Borough Housing Authority.

There were no actions planned or taken during 2019 to address the needs of public housing.

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

During 2019, both Housing Authorities within the jurisdiction continued to meet with the resident councils that exist at each public housing community and to consider their input for planning and decision making.

Information on the County's homeownership assistance program was made available to Housing Authority residents.

### **Actions taken to provide assistance to troubled PHAs**

Neither the Pleasantville Housing Authority nor the Buena Housing Authority is a troubled PHA.

## **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 major barrier to affordable housing in Atlantic County is the unemployment and underemployment conditions caused by a sharp contraction of the casino/entertainment industry in Atlantic City, which had been the dominant economic engine for the County and much of the region. That situation is being greatly exacerbated by the coronavirus pandemic. The downturn has moved many families out of consideration for home ownership because their incomes have fallen. Naturally, the ability to pay rent is also impacted by the same dynamics.

While these conditions are caused by market forces rather than public policy, moving the regional economy forward has been a major focus of the County, region and state. Steps taken by the County during the past year included:

- 1) Regional economic development efforts, including employer attraction and retention as well as job training efforts. With the onset of the pandemic, County efforts have expanded to include resources to try to help businesses survive the crushing effect of lockdowns and shrinking customer bases.*
- 2) Atlantic County, through the use of HOME funds, continued to assist non-profit 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.*
- 3) The County continued its homebuyers program, though the pandemic brought a significant pause to the home buying segment of the real estate market.*

## **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 of the areas - public facilities, public services, infrastructure and economic development – and local resources go only so far. The development of more and better jobs for low and moderate income persons would help reduce the scale or scope of needs as well.

During 2019, Atlantic County continued to seek opportunities to link, leverage and otherwise expand resources for the County and its many partners.

Additionally, with the onset of the coronavirus pandemic and resultant provision of supplemental CDBG funds, the County completed a planning process for use of those funds. Covid-related needs were assessed and eligible activities planned to address those needs. Implementation of those activities has begun and the related accomplishments will be included in the 2020 CAPER.



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

Lead hazards are addressed during housing rehabilitation efforts. All pre-1978 homes that receive rehabilitation assistance are tested for the presence of lead-based paint hazards. When evidence of paint hazards is found, surfaces are removed or the material is encapsulated to prevent exposure. In the homebuyers program, when defective painted surfaces are found, the surface must be tested for lead-based paint as well and treated 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. The Department of Health provides administrative and program delivery staff responsible for marketing the LICAR program; conducting application intake, review, and approval; completing environmental reviews; completing housing inspections and when funding is available preparing work write-ups and cost estimates for lead hazard control work; preparing contractor bid packages and supervising advertisement for bids and selection of contractors; managing temporary resident relocation while lead hazard control work is being completed and monitoring 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 economic programs provided by a variety of entities, including the Atlantic County Improvement Authority, Casino Reinvestment Development Agency (CRDA), Workforce Investment Board and more. 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 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.

With the onset of the coronavirus pandemic and its related economic impacts, efforts have shifted focus from reducing the number of poverty-level families to simply trying to stave off the anticipated increase in that number. In tandem with state and federal efforts, the County is endeavoring to keep as many families housed and fed as possible. The results of those efforts will be included in the program's 2020 CAPER.

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

During 2019, the Atlantic County Improvement Authority and various departments in County government continued to be active in a broad range of conversations, plans and program implementation ranging from housing to homelessness to social service delivery to job creation and workforce training.

These efforts became particularly complicated and important during the second half of the program year as the public health and economic effects of the global pandemic began to manifest. Assessing community needs and developing appropriate responses required expanded and intensified coordination and interaction with all levels of government in the County. The Improvement Authority represented Community Development elements of those efforts.

**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 Atlantic County Improvement Authority and Atlantic County government have been a natural conduit for communication and interaction among these entities. During 2019, the County CD Program continued to serve in that capacity while respecting the autonomy and uniqueness of each partner. This function has never been more important than it was during the planning of an effective response to the coronavirus pandemic.

**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 Atlantic County Improvement Authority annually reviews its current *Analysis of Impediments to Fair Housing Choice*. Impediments identified in the AI were:

- Need for more focus on fair housing laws by Atlantic County officials and housing service providers.
- Continued outreach and education to inform the community about fair housing laws.
- Need to continue addressing the shortage of affordable housing, which tends to impact members of the protected classes to a greater degree, thereby limiting their housing choice.

To address the identified impediments, recommendations developed by Atlantic County include:

- Promote the awareness of the *Fair Housing & Housing Assistance Information* book by means of the Atlantic County website, publication of an annual notice in local newspapers and posting information at organizations that serve the low income in Atlantic County. The staff will meet with organizations that are involved in housing, including the Board of Realtors, Total Living Center and Cape-Atlantic Legal Services. The County provided access to the five Family Centers in the County to Cape-Atlantic Legal Services to provide legal services to residents.
- While the County does not do zoning, the Atlantic County Planning Department does review municipal ordinances, site plans and Subdivision Ordinances to determine regional impacts. The material is reviewed for consistency with fair housing goals as well and meet with local planners to discuss impediments to fair housing that may arise.
- Worked with the Board of Realtors to improve fair housing compliance, listing accessibility as an improvement on units for sale or rent, and encouraging female and minority individuals to enter

the real estate business.

- Outreach to rental property owners to encourage awareness of fair housing requirements.
- Outreach to lenders to work with borrowers on credit history and credit repair.
- Continue to expend federal and local resources to make affordable and rehabilitated housing available to low income households.

To address the affordable housing shortage, Atlantic County promoted fair housing by providing assistance for housing activities, including offering funds to CHDO's along with technical assistance to expand the supply of affordable housing.

During FY 2019, owner households received assistance with housing rehabilitation and assistance with purchasing units. The County homebuyer program is marketed in a way that is intended to attract low-income buyers. The program is marketed through meetings with real estate agents, finance companies, the ACIA website and other media. ACIA staff have appeared at various seminars and on local TV stations to discuss the availability of these programs.

The Atlantic County Improvement Authority Office of Community Development has available a *Fair Housing & Assistance Information* brochure.

Lastly, while the County's next Analysis of Impediments to Fair Housing Choice will not be due to HUD for several years, the County continues to review its current version and to monitor fair housing needs in the region. If issues are identified during this process that require immediate attention, the County Community Development effort will incorporate such action into its planning and its procedures.

## **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 Atlantic County Improvement Authority, through the Office of Community Development, has developed standards and procedures for ensuring that the recipients of Community Development and HOME funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely fashion.

The ACIA's standards and procedures for monitoring are designed to ensure that:

- 1) Objectives of all relevant regulations and guidance are met,
- 2) Program activities are progressing in compliance with the specifications and schedule for each program, and
- 3) Recipients are in compliance with other applicable laws, implementing regulations, including Davis-Bacon and related labor requirements, and with the requirements to affirmatively further fair housing and minimize displacement of low-income households.
- 4) For the housing rehabilitation assistance program, the ACIA requires conformance with:
  - Section 504 Handicapped Accessibility
  - Section 106 Historic Preservation
  - Housing Quality Standards
  - Lead-Based Paint regulations
  - Displacement / Relocation regulations

The Office of Community Development reviews all proposed activities for eligibility under statutory and regulatory requirements, and for meeting identified needs in the County Consolidated Plan.

Activities are monitored through the use of checklists and forms to facilitate uniform monitoring of program activities.

Fiscal monitoring includes review and approval of budgets, compliance with executed Grant Agreements, review and approval of vouchers, review of fiscal reports on a monthly basis and a review of municipal and non-profit audits on an annual basis.

Monitoring occurs through on-site visits. These visits are held as necessary, but at least once a year. Labor compliance monitoring is conducted through weekly certified payrolls and on-site visits during the

work period.

**Minority Business Outreach** - The County encourages participation by minority-owned businesses in CDBG and HOME assisted activities and maintains records concerning the participation of minority-owned businesses to assess the results of its efforts and to complete the semiannual "Minority Business Enterprise Report" to HUD. Qualified minority contractors are encouraged to bid on properties participating in the Housing Rehabilitation Program.

**Comprehensive Planning Requirements** - To ensure compliance with the comprehensive planning requirements of the Consolidated Plan process, the Community Development Program reviews the process on an ongoing basis. The review ensures compliance with federal requirements concerning citizen participation and consistency of actions taken with those specified in the "Citizen Participation Plan." Records documenting actions taken are maintained for each program year.

#### **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.**

The CAPER document was placed on public display for a period in excess of the required 15 days, from November 26, 2020 through December 16, 2020. Due to pandemic restrictions, the document was only available online. The public was notified of the public comment period by an advertisement which appeared in the local publication *The Press of Atlantic City* on November 13, 2020. A copy of the advertisement is provided with this report. No comments from the public were received during the comment period.

**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 other than the obvious modifications resulting from Covid-related needs and the additional resources provided to meet them. 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 meet both the requirements of the federal government and the needs of our local 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 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 §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.

There are no HOME-assisted affordable rental units within the Urban County's jurisdiction.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

No individual HOME-funded projects meet the threshold for affirmative marketing requirements. The program as a whole, 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.

### **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**

A total of \$151,802.00 in HOME Program Income was used on eligible projects during the 2019 Program Year. The funds contributed to the completion of seven owner-occupied home rehab projects, all for moderate-income households.

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

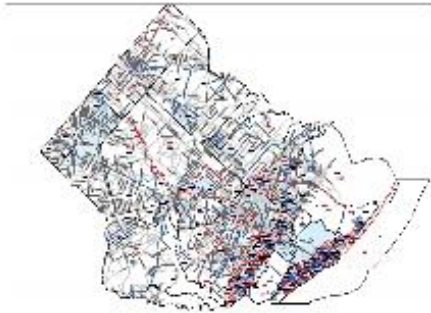
During 2019, the PJ used HOME funds on these activities that fostered and maintained affordable housing:

- 1) Completion of 10 owner-occupied residential rehab projects;
- 2) Purchase, rehab and sale of 1 home to an eligible buyer.

**Attachment**  
**Cover**



# County of Atlantic



## CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2019

FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT  
& HOME INVESTMENT PARTNERSHIPS PROGRAMS



County of Atlantic  
FY 2019 CAPER  
September 1, 2019 – August 31, 2020

Atlantic County  
Improvement Authority  
John C. Lamey, Jr.  
Executive Director