

CITY OF LONG BRANCH, NEW JERSEY

***Office of Community and Economic
Development***

***Consolidated Annual Performance and Evaluation Report
Program Year 2003***

*Adam Schneider, Mayor
Jacob L. Jones, Director*

CITY OF LONG BRANCH, NEW JERSEY

Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
 Program Year 2003
 Table of Contents

INTRODUCTION.....	2
SOURCE OF FUNDING.....	4
OTHER RESOURCES	
Regional Contribution Agreement.....	6
Urban Enterprise Zone.....	6
New Jersey State Department of Environmental Protection/Green Acres.....	7
Other State Funding.....	7
Private Funding.....	7
PROGRAMMATIC ACTIVITIES	
Housing Production and Rehabilitation.....	10
Code Enforcement Activities.....	10
Oceanfront Redevelopment Project.....	11
Economic Development.....	12
UEZ Projects.....	13
Public Works Projects.....	13
Conrail Property and Community Gardens.....	14
Assistance to Community Facilities.....	15
Property Improvements.....	16
Park Development Projects.....	17
Recreation Activities.....	18
Public Service Projects.....	18
Crime Prevention.....	18
Fire Prevention.....	19
Job Training.....	19
Community Assistance.....	20
MISCELLANEOUS ITEMS	
General Administration.....	20
Program Income.....	21
Monitoring.....	21
Grant Application/Proposal.....	22
Record Keeping.....	22
On-Site Visitations.....	22
Affordable Housing.....	23
ASSESSMENTS AND OTHER ACTIONS	
Assessment of Three to Five Year Goals and Objectives.....	25
Continuum of Care.....	25
Other Actions.....	26
Affordable Housing.....	26
Eliminate Barriers to Affordable Housing.....	26
Evaluate and Reduce Lead-Base Paint Hazards.....	27
Reduce the Number of People Below the Poverty Level.....	27
Improve Public Housing and Resident Initiatives.....	28
Overcome Gaps in Institutional Structures and Enhance Coordination.....	28
Ensure Compliance with Program and Comprehensive Planning Requirements.....	29
Citizens' Comments.....	30
Description and Nature of Change in Program Objectives.....	30
Annual Work Plan Implementation.....	31
Demolition, Acquisition and Rehabilitation Activities.....	31
Job Creation.....	31
SELF EVALUATION.....	34
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2003 REPORT.....	37
APPENDICIES	
Economic Development Statistics	
Public Notice	
IDIS Reports	

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2003*

INTRODUCTION

I. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report is an integrated document mandated by the US Department of Housing and Urban Development that combines the former ENTERS document into a singular Program-Year-Ending report. Through the Office of Community and Economic Development the City of Long Branch uses CDBG funds and reports to the HUD Regional Office on the use and expenditures of said funds. The ensuing data will explain the requirements described in the Consolidated Plan regulations at 24 CFR 91.520 and subsequent statutes for the 2003 Consolidated Plan Program Year. This report will analyze project resources, programmatic accomplishments as well as activities implemented during the past Annual Work Plan.

Projects and services administered offer low to moderate groups the maximum benefits that are deemed available through the CDBG program and leveraged resources. This report will also assess, evaluate and comment on the progress and effectiveness of the disbursement and expenditure of Federal funds and how such financial management objectively and successfully meets priority needs and concerns of the community. In addition, recommendations and specific strategies will be included as to how program objectives can be better implemented and utilized in an effort to address community priority needs. During the five-year span of the Five-Year Consolidated Plan, priority needs are subject to change. These changes will be made clear within this report.

Finally, successful activities will be presented as a demonstration of the intent of the CDBG Program. This continuation of meeting federal mandates and setting reasonable objectives that comply with National Objectives illustrate the projected achievement that benefits the local community as well as the overall Federal Program. Accomplishments will be qualified as well as quantified, as the wholesome effects will be expressed in more than just numbers. The past CDBG Program truly "measures up" to stated objectives as we progress to achieve the stated goals.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2002*

SOURCE OF FUNDING

II. SOURCE OF FUNDING

The Federal Government through the US Department of Housing and Urban Development is the sole provider of funds used in the Community Development Block Grant Program. The Office of Community and Economic Development (OCED) of the City of Long Branch oversees the administration of funds allocated for programs and services which directly benefit low to moderate income households, groups, individuals and distressed areas. The CDBG Program is operated in compliance with Federal Regulations that stipulate that national objectives (i.e. benefiting low to moderate people, removal of blight or emergent community need in the absence of other resources) must be met. In addition, program parameters must meet rules and regulations governing the use of public funds established by the State of New Jersey under the Local Public Contracts Law, which governs such expenditures by the County of Monmouth and City of Long Branch, New Jersey.

Priority needs under the CDBG Program include:

1. Oceanfront Redevelopment, Broadway Redevelopment and other Development Project;
2. Affordable Housing Production, Affordable Rentals Production Housing Rehabilitation;
3. Community Policing, Law Enforcement, Safety and Emergency Response;
4. Economic and Commercial Development Activities and Technical Support;
5. Recreational Parks Development and Parks Improvement Projects;
6. Sidewalk Replacement and Infrastructure Improvement (i.e. sewer lateral installations, sidewalk and curbing replacement, tree removal, drainage improvement, street re-surfacing, streetscape improvements, beautification amenities such as banners and planters);
7. First-Time Homebuyer Assistance Program, Counseling and Homeownership Maintenance Training;
8. Job Training and Family Self-Sufficiency Programs;
9. Community Assistance to non-profits and low/mod groups;
10. Public Facilities Improvement and Construction Projects.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2002*

OTHER RESOURCES

III. OTHER RESOURCES

A. Regional Contribution Agreement

The OCED administers a Regional Contribution Agreement Program (RCA) that was formed as a result of the Mount Laurel Fair Housing Decision of 1985. The ruling exists pursuant to Section 12 of the Fair Housing Act of New Jersey P.L. 1985, C.222, N.J.S. 52:27D-301 et seq. and to the regulation of the New Jersey Council on Affordable Housing (COAH), N.J.A.C. 5:92-1.1, a municipality may propose to transfer up to one-half of its "fair share" housing obligation to another municipality within its housing region which is willing to accept such units.

Long Branch has such an agreement with the Township of Middletown and is in the final stages of a five-year agreement to produce (or rehabilitate) 150 units of affordable housing. The program is available to low to moderate-income households only and a property must exhibit a minimum of no less than \$12,000 in code violations. The disrepair of any major system that can be identified in a property normally qualifies that property for assistance. After which other minor repairs can be made. A property can receive up to \$20,500 per unit for up to four units. In Program Year 2003, some 17 units were assisted. Nine (9) of these units were completed under the Middletown RCA and eight (8) were done under the City of Long Branch RCA repayment project.

Regional Contribution Agreement Funds total approximately \$229,312 from the 2003 project this year.

The OCED is very close to engaging in a contract to provide affordable rentals with the Borough of Coltsneck, NJ, and is awaiting the outcome of litigation between Barnegat and Lakewood. Lakewood is presently challenging the RCA Agreement proposed by Barnegat. While agreements are not yet in place, there is a possibility that an RCA could be executed between the City of Long Branch and Coltsneck in 2004. Some 2.8 million dollars for new affordable rentals and money for housing rehabilitation will be received by Long Branch.

B. Urban Enterprise Zone

The OCED is responsible for the administration of the NJ State Urban Enterprise Zone Program (UEZ). This project is based upon a sales tax incentive program implemented by the NJ State Commerce and Economic Growth Commission. The program seeks

to make improvements in designated commercial zones of urban communities. Initially, merchants must apply for certification with the NJ State UEZ Authority and must be approved to participate in the program. Qualifying merchants are allowed to charge customers 3% sales tax on retail items and taxable goods instead of the current 6% and the funds that are generated from the 3% taxes are collected by the NJ State Division of Taxation. The NJ State UEZ Authority accounts for, manages and disburses collected funds back to the qualified and participating municipalities. Municipalities must submit proposals for use of funds and must comply with the NJ Statute Chapter 27H, NJ State Commerce and Economic Growth Commission, Urban enterprise Zones, 52:27H-88, which is the enabling legislation that authorizes the UEZ Program. This legislation elaborates on the Enterprise Zone Assistance Fund as well as projects for public improvement that include construction projects and municipal service programs.

Recently the N.J. State UEZ Program was extended for municipalities for another 15 years. This ensures that the needed assistance for distressed and recovering urban centers will be available in the immediate future and for a few more years beyond.

C. New Jersey State Department of Environmental Protection/Green Acres Program

As a municipality that uses NJ State Green Acres Funding, in the City of Long Branch all open space parcels used for recreation, passive or active, must be inventoried with the NJ State Green Acres Program.

The Office of Community and Economic Development makes application for such funding that when obtained is used for open-space land acquisition, parks development and existing parks improvement projects.

This past program year the OCED applied for funds to acquire land for open space/recreational use. The NJ State Green Acres Division approved a 75%/25%- grant/loan for 1.8million dollars. In addition, additional parks development funds in the amount of 1.5 million have been requested to develop Manahassett Creek Park and to improve the oceanfront Boardwalk, railings and right-of-way.

D. Other State Funding

The OCED is responsible for administering funds for other approved projects such as the Oceanfront Redevelopment Project. Relocation Assistance Funds were received from the NJ State Department of Community Affairs to benefit displaced individuals and families. Finally, the OCED administered other funds to assist displaced families affected by the new school construction projects (i.e. Abbotts vs. Burke ruling).

E. Private Funding

Partnering with the private sector is a major component of many projects. The Oceanfront Redevelopment Project and Broadway Redevelopment Project call for an estimated 1 billion dollars of investment capital. The success of these endeavors is largely dependent upon the aggregation of private dollars. To date several of these projects are under way including the Broadway Business District Redevelopment Plan. In addition, the OCED administers Urban Enterprise Zone Project that targets designated and distressed business districts and seeks to make improvements within these commercial zones.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2002*

PROGRAMMATIC ACTIVITIES

IV. PROGRAMMATIC ACTIVITIES

A. Housing Production and Rehabilitation

The OCED is the City's lead agency in handling housing production and rehabilitation projects. All assistance is targeted for low and moderate- income households. Housing needs such as affordable rental units as well as new affordable housing reached critical heights as the City's Oceanfront Redevelopment Project is underway. The need for new housing has become even more paramount than it was the previous year. New redevelopment projects along the oceanfront caused the displacement of tenants and homeowners. The OCED has been the lead agency charged with the task of providing relocation options to displaced families and individuals. The Pier Village sector and Beachfront North sector are both under construction. Beachfront South, Phase II of Pier Village and Phase II of Beachfront North are all additional projects of the Oceanfront Redevelopment Project and when approved for developer designation will require additional relocation assistance for tenants, homeowners and a few businesses.

Because of increased housing demand the OCED has partnered with several developers to produce close to 100 new affordable housing units. Approximately 36 new units have been completed and a 48-unit project is underway.

The OCED continues to administer the Mount Laurel Housing Rehabilitation Program that is a part of a Regional Contribution Agreement with Middletown Township. Long Branch receives funding from Middletown to produce (rehabilitate) 150 units of substandard housing. The NJ State Council on Affordable Housing oversees the RCA Program throughout the State of New Jersey. Additional RCA Programs are being sought for the 2004 Program Year. The OCED provides a staff person assigned to housing and an allocation of \$20,000 is set aside for the purpose of assisting with the administration of the OCED Housing Rehabilitation and Housing Production Strategies.

B. Code Enforcement Activities

Improved code enforcement initiatives implemented by the City of Long Branch have proved to be invaluable in the fight for standard housing free of code violations in low to moderate communities in Long Branch. The OCED supports a staff person to regularly monitor properties, respond to complaints and issue Certificates of Occupancy whenever a rental property is vacated.

Certificates of Occupancy are also issued when property is sold or changes ownership and new people move in. The Code Enforcement Officer may issue summonses, alert police, health department or the public works department of housing infractions or irregularities. Finally, in addition to property inspections, the Code Enforcement Officer has helped to institute an aggressive demolition project that has effectively identified and removed unsightly, abandoned and imminently dangerous buildings and structures that plague the neighborhoods and communities within the City. In conjunction with the OCED, the Code Enforcement Officer continues to:

1. Identify property violations;
2. Identify structural violations;
3. Promptly respond to complaints;
4. Investigate homes and rental units and issue Certificates of Occupancy.
5. Refer needy property owners to OCED financial assistance programs;
6. Issue summonses;
7. Handle litigation cases;
8. Hold regular staff and departmental meetings;
9. Identify and process demolitions'
10. Constantly upgrade programs and evaluate them regularly to the OCED.

Properties are routinely inspected and this averaged out to 50 per week. In addition, the Code Enforcement Officer issued over 1,050 Certificates of Occupancy in 2003.

C. Oceanfront Redevelopment Project

For the last nine (9) years, the City Administration has worked on redeveloping some 12 acres of underutilized oceanfront property. Each and every year of this endeavor progress has been made. Three years ago the City successfully worked with private developers as a new beach club was completed. In addition, a developer was selected to construct some 283 new units of housing in the sector of Beachfront North. Because the developer applied for funding through the NJ State Mortgage and Finance Agency, a specific percentage of the new affordable units had to be built and this proved to be a fortunate situation for residents in Long Branch. The developer who was selected was charged with completing the proposal of the Beachfront North redevelopment sector and charged with building 28.3 new units of affordable housing. The Applied Company partnered with another developer, Dean Mon, principal of Riverwalk LLC., and to his credit, will

provide more than 100 new units of affordable housing once the projects are completed. These projects will see new housing, as well as new infrastructure components. In addition, the City plans to produce a Citywide housing plan that will address housing needs including affordable rental units. Under-performing zones in areas near Broadway such as Belmont Avenue, Second Avenue, Union Avenue and Rockwell Avenue will eventually see new housing.

The redevelopment sector known as Pier Village has also been awarded to the Applied Company. This sector features major commercial development, residential development and the likelihood of a new pier to be constructed with state-of the art commodities such as a performing arts theater and ferry commuter service that targets points south such as Atlantic City, Cape May and points north such as Jersey City, Hoboken and New York City. Pier Village was started in April 2002 and is now well underway with a new parking garage, commercial and residential buildings now appearing.

The Beachfront South Sector is presently being negotiated and may well be started sometime in 2004. The Hotel Campus and Broadway Gateway redevelopment sectors have been given a great deal of attention also. The entire project calls for over \$300 million of public and private funding. During the past year the Broadway corridor and contiguous streets were declared areas in need of redevelopment and the formal Plan was officially adopted in December 2002. Implementation of the Broadway Redevelopment Project is underway as a consultant who specializes in business development and business attraction has been hired.

D. Economic Development

The OCED is responsible for commercial, economic and business development as well as residential development and together they make up community development. Through the Urban Enterprise Zone Program the OCED has been better able to track business development and job creation numbers specifically with under-employed and unemployed residents. The number of businesses that participate in the UEZ Program represents about 25% of retail businesses operating in low to moderate zones. Businesses that participate in the UEZ Program are given tax incentives and other benefits to promote revenues, create jobs and enhance city services.

Economic and industrial development objectives are merged with UEZ objectives so that there is no duplication of effort and so that cumulative results can be monitored and improved.

UEZ Projects

The following is a list of ongoing UEZ approved projects:

1. UEZ Security Project (Supported Police patrols in business districts);
2. Broadway Business Development and Marketing Project (Attracted new business for Broadway and marketed other UEZ Projects);
3. Redevelopment Assistance (Supported efforts and costs related to Oceanfront and Broadway Redevelopment Plans);
4. UEZ Sidewalk Cleaner Project (Provided for a machine and laborer to clean sidewalks)
5. West End Sidewalk Replacement Project (Supported new sidewalks on West End Court);
6. UEZ Parking Lots Improvement Project (Supported upgrades to City-owned parking lots);
7. UEZ Façade Improvement Project (Provided matching funds to business owners to improve building facades up to \$20,000 in matching grant funds);
8. UEZ Beautification Project (Supported the installation of banners, planters, flowers and signage for business owners).

E. Public Works Projects

During the past CDBG Program Year, funds were spent on various infrastructure projects ranging from sidewalk repair and replacement, tree removal, new curbing, installation of conduit and electrical service in low/mod commercial areas. The downtown area of Broadway received most of the focus because the need was greatest in this area. Sidewalk repair and the installation of pavers were done on Broadway, but most of the work to complete this project will be done in 2004. The area on Broadway starting at Lippincott Avenue going east to Fourth Avenue will be given new sidewalks and new pavers installed in 2004. This phase will connect Broadway to the downtown areas that have been done and will then have the Broadway Corridor completed. New construction planned on Broadway for the new redevelopment plan may call for additional sidewalk and curbing replacement. Similar improvements for low to moderate areas

will continue and will receive high priority for the next five years. Business corridors such as Broadway, Third Avenue, Liberty Street, Second Avenue, Long Branch Avenue, Belmont Avenue, Fourth Avenue, Fifth and South Fifth Avenues, Rockwell Avenue, Morris Avenue, West Street, Central Avenue, Union Avenue and Garfield Avenue all need major improvements. CDBG Funds matched with UEZ and Capital funds will bring about needed improvements that are vital to business stability, economic development, job creation, job retention and community growth. Over \$100,000 in CDBG funds were used for these purposes.

Conrail Property and Community Gardens

The Conrail Property Improvement Project enters its tenth year and is one that has set a precedent for community projects endorsed by City Administration. This former abandoned- rail service right-of-way was a source of trouble and an area of neglect. In addition, it served as a conduit used by criminals and transients to vandalize and burglarize contiguous homes and properties. There were several cases reported where people who lived near the area were assaulted and their families threatened. Offenders often used the right-of-way to elude the police as the corridor's course spanned more than ten inner-city blocks. In all, the right-of-way extends for nearly three quarters of a mile. The many streets, driveways, cul-de-sacs, alleyways and properties that interfaced perpendicularly to the right-of-way, made the area an ideal escape route for any petty thief or criminal. The community cried out for a remedy to be implemented and in response, the OCED and City Administration with the support of the Mayor and City Council were able to acquire the property and immediately initiated changes to address and correct the problems.

Consolidated Railway Corporation sold the property to the City for one dollar and the OCED presented a plan of improvement starting in 1994 that continues in 2004. The property was cleaned, fenced and topsoil brought in, in order to illustrate positive and visible changes. In addition, flower gardens and vegetable gardens were added. The project started in the area of Seventh Avenue and extends some seven blocks to Long Branch Avenue. Each year more of the right-of-way is improved as the plan calls for the clearing of trees, brush and growth, fencing and landscaping. The 2003 Program Year allowed for improved gardens and additional clearing. Outdoor furniture, new walkways, new gardens and a new storage facility will be installed in the 2004 Program Year.

The continuance of the Community Gardens Project is very likely with a specific objective to shift the focus to the permanent improvement of garden sites. The 2003 Program Year saw improvements to flower gardens and new horticulture methods applied to yield more prolific produce. The 2004 Program Year may well be the last year for gardens on Liberty Street and Sairs Avenue as the parcels may be used to support new affordable housing units. The Liberty Street Project now falls in an area recently declared an area in need of redevelopment thus a modification of the former plan is necessary. Nonetheless, the 2003 Work Program added improvements to the garden areas that included new temporary fencing, signage and a mobile irrigation system.

G. Assistance to Community Facilities

There are various public agencies in the City of Long Branch that offer services and benefits to residents that help to meet OCED and CDBG Program objectives. During the times of public hearings involving the concerned citizens of the community, the many needs of these facilities are solicited and prioritized. With the help of a CDBG Advisory Committee, recommendations for funding are submitted and allocations are set aside to assist eligible agencies and public facilities.

The list of agencies which received funding includes:

1. Long Branch Free Public Library, Broadway;
2. Long Branch Senior Center, Second Avenue;
3. Adam "Bucky" James Community Center, Wilbur Ray Boulevard;
4. Recreation Facility at Long Branch Avenue.

Providing help to the library was instrumental in meeting public educational needs by allowing groups better access to computer literacy. Funds were used to improve the heating and ventilation systems and assistance was provided to help upgrade conditions and some equipment. Major improvements were done on the building and basement areas. In addition, the library monitoring system was upgraded by installing a book theft alarm device. Finally, funds were used to personalize reading space. This was accomplished by installing partitions to an existing room to establish smaller but more private reading booths.

CDBG funding was used to meet priority needs such as educational, recreational cultural and social as various low/mod groups and individuals attended programs at the Adam "Bucky"

James Community Center. The OCED also shares programs with the Long Branch Housing Authority. The LBHA has an entire gamut of services of its own and has a 10-year lease agreement with the City of Long Branch to use the Adam Bucky James Community Center. Partnering with the LBHA in delivering the programs and services has proved to be an extremely positive and effective endeavor appreciated by the many residents who participate in the programs and services.

During the past Program Year the LBHA has been under a new administration. The current Executive Director thought it appropriate to reorganize the agency's administration. The LBHA will continue to collaborate with the OCED and City of Long Branch and many of the former programs that were offered, such as training for healthcare, childcare and career-oriented objectives, will again be offered in the 2004 CDBG Annual Work Program. The Healthcare and Health aid training were a huge successes in 2003.

H. Property Improvements

Approximately six years ago the OCED staff met with the Department of Code and the Administration to forge a plan that would improve the appearance of streets, neighborhoods and communities. A deteriorating housing stock left many eyesores and this contributed to many of the problems that were expressed in public forums held throughout the prior year.

Through the CDBG Program an allocation for a more aggressive abandoned-housing demolition program was established and with the help of the Health Department, Municipal Court, Fire, Planning, Building and the City Legal Departments, authorization was made to implement a more expeditious and less bureaucratic Demolition Program. The problem was the fact that many structures were privately owned and the amount of time it took to identify the property, contact the owner, file the complaint, prosecute the owner and finally raze the eyesore was, at best, time consuming and highly ineffective.

The cooperation of the Court system to allow for the property owner's response while expediting the case by obtaining the proper authorization and permits has made the project one of the most effective in addressing spot blight and new housing. Once a lot has been cleared, a lien is attached and in most cases the deed to the property is given either to the City, sold to a private entity or scheduled for foreclosure after the required two-year period. This makes for a quick turn-around in removing unsafe,

dangerous structures and to make way for new housing. To date, some 32 new units have been built and more will be built as property becomes available. All of the new units are affordable units.

I. Park Development Projects

As part of the overall community development plan, a major component is the inclusion of developing recreational facilities and open-space play areas. Parks development has become high priority particularly in the last two years. While it has always been an intrinsic component within the CDBG Work Program, more recently City residents, elected officials and the Administration deem park development at the top of the "to do" list.

The essential growth of the young is very dependent on recreational and social pastimes, so it is important to engage children in productive and wholesome activities that positively impact and mold their lifestyles.

To this end the OCED is very committed to the development of recreational parks and playgrounds. The project that stands out most and has been the paramount success story for the last 15 years is the Jerry Morgan Memorial Park Replacement Project.

In 1983 Jerry Morgan Park was scheduled for improvements. As a matter of due diligence, samplings of the area were taken and tests revealed contaminants in the soil. The park was closed immediately and the City of Long Branch was charged with finding a replacement site to construct the park.

In 1995 a replacement site was located, but hurdles had to be cleared with the Department of Environmental Protection and the State of New Jersey Green Acres Program. Permission to finally go forward with construction was granted in June of 1999. In April of 2002, there was a ribbon-cutting ceremony to open the newly constructed Jerry Morgan Memorial Park.

The OCED has been the lead agency with this project and the plans call for the construction of a 1.2 million dollar park right in the middle of the City's low and moderate community. The park features a softball field, basketball court, fitness trail, tennis courts, horse shoe pits, gazebo, bocce ball courts, bleachers, restrooms, toddlers lot, playground area, senior citizen passive recreation area and many, many more amenities. The area encompasses nearly three acres of outdoor recreation space. This

facility is a state-of-the-art construction piece with activities planned for all people and all age groups of the community. The park has received many accolades and was also awarded the "Excellence In Design Awards Of Completed Recreation And Park Facilities" as a tribute to the engineers and City of Long Branch by the State of New Jersey Recreation Park Association.

More recently the Manahasset Creek Park Project has taken precedent. The NJ State Green Acres Program has provided 2.8 million dollars for acquisition of the site that will add 25 acres of open space to the City's open space inventory. Development of this park will commence once acquisition has been finalized. Green Acres has also assisted with the upgrades to several other major parks within Long Branch. Close to \$30,000 of CDBG funds were used for this purpose as well. Parks development and upgrades are vital to provide continuous wholesome outdoor recreation for individuals and families.

J. Recreation Activities

As a supplement to the recreation program in Long Branch, the OCED annually supports projects and services administered by the Recreation Department. Support is given to programs such as college field trips for disadvantaged youth, summer field trips to fairs and camps, youth sports leagues such as Little League Baseball, Pop Warner Football, Bidy Basketball, youth award ceremonies, field days, special tournament events and other recreation-related activities. This assistance has been essential in meeting objectives to provide recreation to low/mod groups. Normally \$5,000 is annually set aside for such activities and \$10,000 for upgrades to a youth center.

K. Public Service Projects

Financial assistance is provided to those services that rated a high priority level according to studies conducted and surveys completed during Citizen's Participation Meetings. Crime Prevention, Fire Prevention, Job Training and Community Assistance (for miscellaneous projects) all received priority ratings. The following summations will depict the highlights of these activities.

1. Crime Prevention

The CDBG Program allocated \$50,000 toward Community Policing and crime prevention the past year. This project is very successful, as the perception of Long Branch being a

safe place has prevailed and economic vitality and residential development are both taking place. With a new focus on enforcing the law coupled with community policing strategies, things in general have turned around, the economy is improving and crime has been drastically reduced. All categories of crimes committed from the most recent available crime statistics show a reduction in crime from 1994 through 1993. The CDBG Program allows for foot and bicycle patrols in commercial and high-crime areas and also brings the force up to maximum manpower. Crime statistics are provided in the "Exhibits" section and the improved statistics are directly related to the investment and support contributed by the CDBG Program.

2. *Fire Prevention*

Fire safety and prevention are commonly very serious concerns because the potential loss of lives or property can be devastating. In meeting the objective to have zero loss of lives and an emergency response vehicle ready at all times to handle fires in low/mod areas for the past year.

The Fire Department responded to over 1600 calls in 2003. Of these, some 2% were fires that required investigations. Roughly 33% or 560 alarms occurred in HUD zones. There was one fire-related fatality in 2003 and that was a City fireman who suffered a heart attack and lost his life while directing traffic. There were no civilian casualties in 2003. Two firemen have died within the last two years.

In addition, the fire department and its volunteers collaborate with the OCED and do regular seminars with senior groups and others, warning about the dangers of fire.

3. *Job Training*

Since the implementation of welfare reform laws, the need for job training is more important than ever before, especially for the underprivileged, underemployed and unemployed. Troubled youth and single-parent females are at a distinct disadvantage for finding gainful employment or a job that pays well enough to support a home, car and family. Since welfare assistance will no longer be an option, the need to train young people and to help endow them with career opportunity skills must be made part of all community development programs. The OCED has

implemented such a plan with the Long Branch Housing Authority. The new Home Aide and Healthcare Training seek to identify those in need and to give tenants formal class-room type training and teaching and to subsequently place them in a work environment upon completion of the training which is a 10 to 12 week program (three or four hours per session). This program was very successful the last year placing some 30 graduates in meaningful employment. There is an Agreement already executed for the current 2004 Program Year. The LBHA is looking to expand this program even more as unemployment is on the rise and the need for a trained work force is greater than ever. As funds permit, the OCED will collaborate with the LBHA to train more under privileged City residents and public housing tenants, as the funds will allow.

4. *Community Assistance*

The philosophy associated with “Community Assistance” was derived from the submission of proposals from various groups requesting assistance for causes that offered benefits to low/mod community groups. The concept sought to fund a variety of needs and services that included projects for single mothers with children, cultural events, parades, group outings, field trips, community outreach, food programs, community meetings and other causes. Assistance was provided for the following groups:

- a) Public Library activities;
- b) ZEYBRAH, Inc.;
- c) Holy Trinity Basketball League;
- d) All Nations Street Festival;
- e) Activities at Adam “Bucky” James Community Center;
- f) Long Branch Recreation/Senior Center activities;
- g) Dolphin Swim Club.
- h) Monmouth County Alternative Drug Program (Long Branch)

Annually an allocation of \$10,000 is set aside for this purpose.

I. **Miscellaneous Items**

1. **General Administration**

Part of the mission of the OCED is to offer assistance and to oversee projects, programs and services that create

maximum benefit to low and moderate individuals and households within the City of Long Branch, NJ. In order to efficiently carry out this mission, the CDBG Program and OCED have to their credit the positions of Director, Jacob L. Jones; Assistant Director of Industrial Development, Barry Stein; Program Analyst, Elisabeth Cook and Housing Coordinator Ken Gaines. UEZ Secretary, Tonya Medina also assists with various projects in the OCED. The cooperation of Mayor Adam Schneider, the City Council, Administration, City Departments, outside agencies, business groups, merchants, churches and others help to make the CDBG Program what is and all are committed to making it work better for the low and moderate residents who live and work within the community.

2. Program Income

The Office of Community and Economic Development received income in the form of repayment obligations as a result of demolitions and liens being placed on properties. Approximately \$22,000 was repaid in 2003. Smaller amounts are generated when health benefits are reimbursed to the CDBG Program. Some \$2,800 or so resulted from health benefits. The OCED has also rectified problems previously encountered with the accounting and expenditure of Program Income. The expenditure of Program Income will be recorded in IDIS and future receipts of any repayments, regardless of the amount, will appear in the subsequent reimbursement or drawdown request. With this procedure, the OCED is in compliance with CDBG regulations and should have no further complications with the reporting and disbursement of Program Income.

3. Monitoring

Federal Regulations stipulate that CDBG Entitlement grantees must monitor subrecipients and relevant allocations in order to ensure federal compliance with the expenditure of program funds. National Objectives must be met and equal and fair opportunities must be affirmatively utilized for procurement of federal projects. The Office of Community and Economic Development closely monitors all subrecipients and/or agencies receiving financial assistance, and the OCED staff regularly visits sites and projects that are ongoing. Any and all reports that are done during a visit are communicated with the

subrecipient and written reports are made available as well.

The OCED will be responsible for enforcing and monitoring procedures relevant to the expenditure of federal funds for low and moderate groups to ensure that:

- Needed housing assistance and supportive services are available;
- The use of all funds is consistent with the priority needs tables contained in the consolidated Plan;
- Recipients are in compliance with applicable regulations regarding the disbursement of federal funds;
- Record keeping and financial management systems are provided to maintain documentation on program compliance and disbursement of federal funds in accordance with applicable law;
- The information submitted to HUD is correct and complete.

Key components of the monitoring procedure should include the following or an approved equivalent:

Grant Application/Proposal

Recipients should be required to submit a project schedule and budget. The Grant Agreement is the contract specifying the activities to be completed and the conditions that must be met in order to carry out the activities. The Agreement should also specify the project liaison. Communication and consultation between the OCED staff and the liaison should occur on a regular basis.

Record Keeping

OCED staff should monitor to ensure that proper accounts, fiscal records and supporting documentation, bank statements and other pertinent data are established, maintained and made available to the public by the receiving agency.

On-Site Visitations

Regular on-site visits are conducted. Additional visits may include technical assistance, project pre-construction conferences, interim monitoring and closeout monitoring. The closeout monitoring should include a review of financial records, cash disbursements and an evaluation of program objectives. Such visits should be scheduled in writing and followed up with a letter to the agency. The letter should elaborate on the results of the visit and specify concerns or recommendations regarding the project.

Site visits from the past CDBG Program Year included but was not limited to: the Long Branch Senior Center, Long Branch Housing Authority, ZEYBRAH Cultural Parade, the Dolphin Swim Club, Long Branch Recreation Programs and other funded projects.

4. Affordable Housing

The City of Long Branch is committed to providing affordable housing to low to moderate groups who are in need. This philosophy has been apparent since the late 1930's and 40's when City officials embraced the concept of public housing. Recognizing the shortage of affordable units the City supported the construction of some seven hundred (700) units of public housing and for The Section Eight Voucher Program, single and multi-family units, numbering about 200 household units.

Current needs illustrate that a shortage of affordable units has become a national as well as local problem. Through Regional Contribution Agreements, the City of Long Branch has eradicated code violations in over 450 low to moderate households over a seven-year period. Another 67 affordable rental units will be addressed within the next year along with affordable housing. The present administration supports affordable housing initiatives and through the OCED, has partnered with non-profits and for-profit corporations to produce 32 new units in the last two years, is currently working on another 6 scatter-site units and is building another 48 additional units since the developer broke ground in June of 2003. These activities represent new housing units in Long Branch that have reached unprecedented numbers. In addition, special attention has been given to Special Needs groups and the

city has collaborated with the Monmouth County Board of Social Services to help identify available units and financial assistance for those with special needs.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2002*

ASSESSMENTS AND OTHER ACTIONS

V. ASSESSMENTS AND OTHER ACTIONS

Assessment of Three to Five Year Goals and Objectives

The Five-Year Consolidated Plan defined priority community needs such as crime prevention, housing rehabilitation, housing production, parks development, job training, health care, recreation and commercial development. Annual Work Plans have been designed to specifically respond to these needs and to address concerns discussed in Citizens' Participation Forums. Substantial progress has been made in most of these categories with the help of Federal Funds. Objectives have been met in housing programs, crime prevention, code enforcement, economic development activities, recreation activities, job training/child care initiatives, healthcare and other areas. Monmouth Medical Center built a health care facility on Broadway and this has been a tremendous help to low and moderate groups residing in this locality. Another health care facility on Bath Avenue that provides extended-stay medical assistance for senior citizens has appealed to the CDBG Program for funding. This request may be granted in the 2004 Work Program.

The completion of Jerry Morgan Memorial Park, improvements to the health care facility, production of affordable housing, commercial development, infrastructure upgrades and renewed partnerships with developers and the Long Branch Housing Authority reveal a very optimistic picture for the successful achievement of short and long range objectives.

Continuum of Care

The homeless needs of residents within the City have been addressed with non-federal funds. Monmouth County (Continuum of Care Program) and the State of New Jersey handle emergency housing and transitional housing needs. The Office of Community and Economic Development handles emergency shelter needs with an allocation from local funds and in some instances funds that are reimbursed to the City from the New Jersey Department of Community Affairs. Shelter is provided on a temporary basis for any emergent need declared by the City's health, Code, Police or Administrative Offices. Fire victims are usually excluded because other resources are usually available for such emergencies. People who require more permanent housing are referred to the County. The past program year saw an increase in homelessness due to rising housing and rental unit costs. As a result, more referrals were made by the OCED to the various supportive agencies.

Other Actions

The Office of Community and Economic Development has, throughout the past year, made an extra effort to meet with diverse groups throughout Long Branch. Meetings were held with local housing authority officials to discuss various concerns such as job training, employment opportunities, housing rehabilitation projects, first-time homebuyer grants, parks development projects, abating lead-base paint hazards, testing of suspected lead-base paint chips in Section Eight housing, bilingual proposals concerning economic development activities, public education opportunities, housing improvements, fair housing and other important community topics. Community participation, in addition, was the driving force behind the formatting of the Consolidated Action Plan 2001. These topics, addressed in the Annual Work Program for 2003, will be evaluated in this CAPER 2003 document.

Affordable Housing

The OCED continues to be the lead agency of the City to partner with non-profits and for-profits to provide new affordable housing. The OCED also continues to offer several housing rehabilitation programs focusing on the abatement of existing code violations particularly to major systems in homes. Property improvement strategies were implemented as a result of canvassing and researching problems in local neighborhoods. Resident groups met with staff of OCED and many of the problems have been addressed through current OCED Programs. Where once vacant and unkempt lots existed, new homes and improved walkways and sidewalks are now present. Some thirty-two (36) new affordable housing units were completed the past program year and another forty-eight (48) new units will be completed by the end of 2004.

Eliminate Barriers to Affordable Housing

The OCED, among other things, is charged with providing information to the community about Fair Housing opportunities and eliminating existing barriers to the same. The OCED distributes Fair Housing information and periodically covers the subject in public forums.

The OCED investigated three complaints made the past program and was able to resolve each one. The OCED remains committed to informing the public of its Fair Housing opportunities and to removing barriers to eliminate housing discrimination when and where possible within the Long Branch community.

Evaluate and Reduce Lead-Base Paint Hazards

In all of the OCED housing rehabilitation programs a vital component of the application process is the dissemination of pertinent literature admonishing and advising the potential hazards of lead-base paint. Brochures are sent to every applicant who applies for housing rehabilitation funds discussing lead-base paint as well as possible funding sources for the reduction of lead paint in the home. The OCED has partnered with the City's Health Department and Public Housing Authority to dovetail efforts with testing lead in private Section Eight housing. When necessary, children are screened and tested in an effort to detect any elevated blood levels of lead poisoning. Parents and property owners are provided information about safeguarding their families and property from the hazards of lead-base paint.

The OCED has formed a coalition with the City's Health Department and the local housing authority. Testing of such units is mandatory when young children are suspected of having elevated blood levels of lead in their system. Property owners and homeowners are then responsible to reduce any lead exposure to tenants in their property.

Reduce the Number of People Below the Poverty Level

OCED supported job training and self-sufficiency programs in collaboration with the Long Branch Housing Authority and the Long Branch Housing Authority Department of Community Development. Eliminating poverty starts with the proper training of youth and proper preparation of young people to do well in school and other training facilities. The OCED supports the proposal to build a community/youth activity center in partnership with local agencies and church groups. Activities such as after-school tutoring and mentoring were implemented to assist in this endeavor. The OCED also supports training for adults and works with individuals in a local Job Bank Association (an association that provides temporary work and on-the-job training for unemployed and the underemployed resident).

The OCED supported economic development activities such as making improvements in distressed commercial zones to improve business, attract business, improve City services and to create jobs. These endeavors proved to be effective in lowering unemployment and helping to raise median household income. In addition, the OCED provides a list of available jobs to those in need as information is submitted to the office. The OCED joined with the local housing authority to monitor the placement of people in working environments and offered assistance in abating social problems such as transportation, child care, healthcare and other concerns that traditionally prevent individuals from promptly and regularly getting to work.

Improve Public Housing and Resident Initiatives

The OCED regularly meets with the Executive Director, Board of Commissioners and residents of the local housing authority. Topics such as housing improvement, drug prevention, crime reduction, tenant patrols, job training, family self-sufficiency, resident involvement, summer jobs and training, lead-based paint screening, testing and abatement as well as other concerns were discussed. The City has instituted career opportunity sessions and job fairs to encourage those who are motivated to seek gainful employment and meaningful careers. The OCED advocates "grassroots" planning and troubleshooting to motivate residents, make them feel a part of the process and effect those changes that will comprehensively improve the quality of life for all local housing authority tenants.

Overcome Gaps in Institutional Structures and Enhance Coordination

The OCED has collaborated with local educational and health institutions to facilitate the delivery of better services for the benefit of low to moderate groups. Monmouth University has implemented a volunteer program that gives young students an opportunity to work in the Long Branch community to assist with clean-up projects, childcare projects, tutoring and mentoring programs, planting community gardens, beautification projects, implementing recreational programs and much more. The OCED meets regularly with Brookdale Community College as the OCED Director serves on the Advisory Board to discuss educational needs and social needs that are provided for residents to the Long Branch community. The Director serves on boards with the Chamber of Commerce, Community Bank, Monmouth-Ocean Development Council, Long Branch Housing Authority Advisory Board, National Association of Housing Rehabilitation Officials, Downtown New Jersey, Long Branch Tomorrow and other boards to help define and resolve problems and needs of the local community. Finally, the OCED meets regularly with the Superintendent of the Board of Education. Discussions regarding school students and related activities are held. Young people also take part in public forums. These collaborative efforts have helped to overcome gaps in institutional structures and have enhanced coordination between all involved groups. Of course this includes coordination within City departments and forming Advisory Committees and Steering Committees to formalize and analyze the CDBG Program, to ensure that results are achieved to the fullest extent possible.

Ensure Compliance with Program and Comprehensive Planning Requirements.

Particular emphasis is placed on community participation in determining program objectives and meeting National Objectives of the CDBG Program. Planning for the Annual Work Program requires many hours and frequent meetings with low to moderate groups and all proposals must meet CDBG National Objectives. Monitoring and evaluating the performance of the program is done regularly with adjustments being made as necessary. The CAPER will illustrate some of the results of Community Planning and compliance with National Objectives.

It is understood that with the CDBG Program sundry services and projects are implemented far more so than any other City funding source short of the Capital Operating Budget. While the Annual Work Plan is the closest thing to a community “elixir” or “panacea” it will never be all things to all people in need. There are under-served needs in the City that, while difficult, must be addressed. The City advocates and supports Special Needs housing provided by the County and municipalities such as Neptune, where referrals are made for people with HIV. Housing production, which is the construction of new affordable housing units and rental units, is another such program. The OCED has partnered with a non-profit and a private developer with the support of the Mayor and City Council to deed vacant city-owned lots to the project. The Housing and Mortgage Finance Agency of the State of New Jersey (HMFA) provides a subsidy to the developer and quality homes are built and sold at affordable prices. Thirty-six such units have already been built and forty-eight more units will soon be completed. In addition, the City will develop a Citywide-housing plan to provide affordable for-sale units and affordable rental units. This is an ambitious project but one that is a first for Long Branch and one very long overdue.

The OCED also monitors and handles complaints relative to furthering affirmative fair housing policies. The OCED also assists with preparing grants for open space preservation, emergency relocations, lead-base paint information, community policing strategies with the local housing authority, beautification projects (free seeds for flowers and vegetables provided to City residents), training for emergency home repairs, redevelopment relocations for families (Oceanfront Redevelopment Project), job referral service to the unemployed or underemployed and help with other community concerns. A major property improvement initiative was introduced and implemented by the OCED and has had a major impact on the removal of blight within the Long Branch community.

Citizens' Comments

Feedback from City residents and groups who share in the CDBG has been extremely positive. The programs receive overwhelming support, however, some concerns were raised regarding CDBG funds supporting the police, code enforcement and staff positions. The concerns were addressed and where possible, allocations for public service projects were reduced and redirected such that they provided the greatest public benefit. Issues regarding buying homes, credit worthiness, property improvement, assistance to improve historic buildings, job training, redevelopment, relocations and commercial development have been some of the most talked about topics. The Five-Year Consolidated 2000 Plan addresses all of these subjects, while Annual Work Programs directly prioritize and address needs of the low and moderate households and individuals.

The OCED staff meets with members of the City of Long Branch Public Housing Authority, Brazilian Club, Masonic Organization, Portuguese Club and other ethnic groups. Plans are discussed regarding the involvement of members of all groups in community activities. It was agreed that there should be greater ethnic representation in public forums as well as participation in many City events such as the All Nations Street Festival (which takes place in the summer), Job Fairs, Seminars, Summer Concert Series, Community Gardens, ZEYBRAH multi-cultural activities, Columbus Day Parade and other events. In addition, many members of the Portuguese and Hispanic communities have taken advantage of housing rehabilitation funds. Other Portuguese and Hispanic community leaders who were contacted and participated in the City forums and other meetings include Gylmar Simoes, president of the Portuguese Club and editor of "Latino USA", a local Latino newspaper that services the Brazilian, Portuguese, Puerto Rican and many other Hispanic residents, and other ethnic groups and people who avidly support the CDBG Program. These groups and individuals contributed input into the Annual CDBG Work Program and other planning documents that are used toward the delivery of vital services.

Description and Nature of Change in Program Objectives

Program objectives remained largely the same for OCED and the City of Long Branch relative to the CDBG Annual Work Plan. However, more emphasis has been placed on redevelopment projects, Housing Production and Parks Development Projects. Infrastructure Improvement, Community Policing, Fire Prevention, Housing Rehabilitation, Economic Development all remain high priorities and will continue to be addressed by the OCED and the City of Long Branch. Funds to support a community' firehouse facility were redirected to assist upgrades deemed necessary to the Public Library and health

center funds were redirected to help renovate a new Recreation Office and facility on Long Branch Avenue.

Annual Work Plan Implementation

The Annual Work Plan was implemented and carried out according to objectives defined in the Five-Year Consolidated Plan. In addition, all certifications were executed and followed, all listed resources were obtained and utilized. When necessary, certifications of consistency for HUD programs were pursued in a fair and impartial manner and in no way did any planned activity hinder the implementation of the Consolidated Plan. The OCED is committed to operating for the benefit of low to moderate individuals and groups and is obligated to meet National Objectives in any and all disbursements of Federal funds.

Demolition, Acquisition and Rehabilitation Activities

Activities relative to use of CDBG funds caused no displacement of any person or family. All demolitions were done to abandoned structures and rehabilitation was done through RCA (Regional Contribution Agreement) funds. Future projects, should they call for resident displacement, will be handled in compliance with Federal regulations including the Uniform Relocation Act (URA) or Section 104(d) of the 1974 Community Development Act in the event Federal funds are used for the purpose of acquisition, demolition or construction.

Program income generated from the CDBG Program is explained under Programmatic Activities, #2 Program Income.

Job Creation

No federal dollars were spent for the creation of low to moderate jobs, however, through the Urban Enterprise Zone Program, which is administered by the OCED, job creation and retention as well as business relocations are key components of the program. A Special Economic Development Project supported by the CDBG Program will monitor job creation and retention in low to moderate businesses and provide technical assistance to stabilize such businesses. As a business is certified to participate in the UEZ Program, job creation is one of the criteria that must be met. The OCED in conjunction with the State Department of Commerce and Economic Growth keeps records of the hiring and all other jobs that are created by the program. Special skill jobs are also announced and training is provided by the State of New Jersey and some local businesses (See Attachment A-1 for a breakdown of businesses and number of jobs created).

The Assistant Director of Industrial Development meets regularly with merchants and business groups and closely monitors and reports on job retention and job creation activities. Such activities are reported in IDIS.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2003*

SELF EVALUATION

VI. SELF EVALUATION

The challenge to meet specific objectives and goals as determined by the needs expressed in the Annual Work Plan is one that is dutifully accepted. Overall, it is felt that most of the needs were met particularly with the disbursement of funds to benefit community needs such as policing, fire prevention, recreation, crime prevention and cultural activities. Other successful ventures included the Oceanfront Redevelopment Project and Jerry Morgan Memorial Park. During the past year funds were re-directed to assist the library and new recreation office. Redevelopment implementation for Broadway, the Oceanfront and new affordable housing will assume priority on the City's "To Do" list.

Housing needs continue to abound and the OCED has responded by partnering with local developers and pursuing RCA funds that will support new affordable housing and rental projects. This should make up for the successfully completed Wall Township Regional Contribution Agreement Project that recorded 150 completed units of housing, and the completed Middletown Township RCA (150 units).

The OCED will continue to survey the senior residents to make their needs a vital part of the planning process and this same procedure will be applied to youth groups and low/mod groups. The OCED will increase its efforts to include local housing authority residents in programs and to improve outreach to other disadvantaged ethnic groups and individuals who populate the community. The OCED will endeavor to better communicate to achieve a broader and more comprehensive base for assistance to those in need. In the past, reaching other ethnic groups have had little success, however, more groups and greater representation are coming forward. The most recent challenge is to reach the Mexican and Puerto Rican populations.

Economic development is extremely vital and more must be done to ensure that job creation and retention in Long Branch will show greater numbers. Economic Growth is the theme of 2004 Program Year and the CDBG Program must reflect this in its planning and services to be rendered. In addition, the infrastructure projects will continue along with public service initiatives such as crime and fire prevention. Public works projects will also be done to address the need for parks development, new housing, clean open space areas and improved public facilities.

We are happy with the overall results of the current program but far from being satisfied with what can be done. We realize that while we may need to work harder, we absolutely must work smarter. CDBG allocation has steadily decreased since 1994. While funds are

diminishing, justification and accountability are more in demand. The Mission of the Office of Community and Economic Development is to ensure the delivery of services and benefits to those in need and to fully comply with all federal regulations as we meet the stated National Objectives to which the CDBG Program is committed. This is the pledge of the OCED staff, and to this end we enter the 21st century optimistically. With the continued support of the local Administration, the County, State of New Jersey and HUD, we will bring about a better Long Branch specifically for those who need it most. We also must somehow lobby for increased financial assistance. We hope that the trend of diminishing returns stops and that the performance of the current CDBG Program justifies an increase in the annual allocation to meet the current overwhelming demand of those in need of housing, good jobs and a crime free community.

CITY OF LONG BRANCH, NEW JERSEY

*Office of Community and Economic Development
Consolidated Annual Performance and Evaluation Report
Program Year 2002*

THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2003 REPORT

The Community Development Block Grant Program Year 2003 Report

Addendum

Relationship of Expenditures to Priority Needs -- The Annual Work Program was administered according to objectives established for the same. Priority needs were met and projects that were not necessarily completed did gain significant progress.

Redevelopment of underutilized areas on the oceanfront and areas around the Broadway corridor will receive more attention as these areas represent some 262 acres of low/mod zones in desperate need of improvement.

Low/Moderate Income Benefit -- 100 percent of federal funds used to operate and administer the CDBG Program offered benefits to low/mod groups, low/mod individuals or low/mod areas in Long Branch.

Amendments and Other Changes to Programs - Completion of Planned Actions to:

Pursue All Resources Identified in the Plan, Certify Consistency for Local Applicants for HUD Funds and Support Consolidated Plan Goals -- There were no major deviations from the Year 29 Annual Work Plan or the third year of the Five-Year Consolidated Plan. The Program followed stated objectives with very minor changes. Any and all changes remained in compliance with Federal Objectives. The majority of the planned actions were completed and leveraged resources were obtained and used according to plan. The Office of Community and Economic Development did insist, receive and sign off on certifications presented by applicants who demonstrated consistency with National Objectives and stated objectives in the Five-Year Consolidated Plan.

National Objective Failures -- The program illustrated compliance with National Objectives.

Actions Taken to Avoid Displacement -- CDBG funds were not used for acquisition of land in a designated redevelopment zone, nor were funds used for construction in a redevelopment zone. There was no displacement as a result of use of CDBG funds.

Compliance with Uniform Relocation Act (URA) -- This act did not apply this past program year.

If Jobs Were Filled with Over-Income People-

What Was Done to Give Low/Moderate Income First Priority? List Job Titles Created/Obtained and Those Made Available to Low/Mods. Describe training for Low/Moderate Income Persons -- There were no jobs filled with over-income people. Through the Urban Enterprise Zone Program administered with State funds, job creation and job retention numbers are monitored. A

report of this program and other statistics relative to low/mod jobs and training is available in the OCED. The Assistant Director of Industrial Development will also produce a report in the Annual Work Program.

For Limited Clientele Activities, If Any: The Nature of The Group That Allows Assumption of More Than 51% Low/Mod -- Under this category, CDBG funds were used to accommodate a youth group on a cultural/educational tour.

***Rehabilitation Accomplishments and Costs:
Units Completed for Each Type of Program;
CDBG Expenditures for Rehabilitation;
Other Funds Invested;***

Delivery Costs -- The OCED, through a Regional Contribution Agreement with the Township of Middletown, spent some \$200,000 on housing rehabilitation the past Program Year. CDBG funds were not used for housing rehabilitation. There were no other funds invested nor were there any delivery costs.

Neighborhood Revitalization Strategy Area:

Progress Against Established Benchmarks -- The City of Long Branch has several major revitalization strategies; the Oceanfront Redevelopment Plan, the Broadway Corridor Revitalization and Redevelopment Plan, the UEZ Five-Year Strategy and the UCC (Urban Coordinating Council) Plan. All of these plans designate a specific area in need of improvement and propose to develop housing, infrastructure, commercial, recreational, educational, social and cultural components. The Five-Year Consolidated Plan targets low/mod assistance but also dovetails with the above-listed strategies. Considerable progress has been made as a result of good planning. In addition, prompt implementation has been the sole reason for the success and progress of the said projects.

CDBG Financial Summary Attachments:

Reconciliation of Cash Balances;

Program Income, Adjustments and Receivables -- These documents are included in this report.