

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.

In FY 2024, the Township received a total of \$265,633 in federal assistance to help achieve goals and objectives set forth in its Consolidated Plan and activities identified in the Action Plan. This level of entitlement assistance marks a .003% decrease in federal resources from FY 2023. A total \$36,122.70 in program income was received by the Community Development Program in FY 2024 of which is made up of lien repayments and administrative fees. Financial Summary Report (PR26) is in the Appendix. The Township's 2020-2024 Consolidated Plan was adopted in July 2020 and was made a component of the Monmouth County HOME Consortium Consolidated Plan submission. The objectives and outcomes of Middletown's Consolidated Plan is to provide financial resources for housing rehabilitation to owner-occupied, income-eligible households, and address non-housing community development needs specifically eligible improvements to neighborhood and public facilities in areas of low income concentration. Middletown's 2024 Action Plan included funding for two (2) eligible activities including the Home Rehabilitation Program, and program administration.

Housing Rehabilitation Program - Funds are set aside for housing rehabilitation at sites throughout the Township. Eligible repairs under the Program include emergency repairs related to heat, electrical, plumbing or roof leaks, correction of building code violations, and any type of barrier-free improvements for single-family dwellings. The Community Development Program planned to rehabilitate up to 10 households in 2024 with this resource. Grants of up to \$25,000 would be made available to eligible households. Activity Summary Report (PR03) is in the Appendix.

Program Administration – Funds are set aside for the administration of the Township's CDBG Program.

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
Administration	Administration	CDBG: \$	Other	Other	3	3	100.00%	3	2	67%
Affordable Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	36	0	0.00%	4	70	175%
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	115	0	0.00%	29	27	93%
Affordable Housing	Affordable Housing	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	42	0	0.00%			
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	1	2.00%	10	12	120%
Improvements at Public Facility	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	0	0.00%	2	0	100%

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.

In 2024, Middletown endeavored to provide decent affordable housing by fostering the maintenance and development of housing affordable to target income households. Priority housing objectives included the rehabilitation and preservation of the Township's existing affordable housing stock, and new construction or substantial rehabilitation of additional affordable housing.

Federal resources provided directly through the CDBG program provided \$265,633 to facilitate housing rehabilitation in the Township in 2024. A total \$36,122.70 in program income was received by the Community Development Program in FY2024 of which is made up of lien repayments and administrative fees. Ten (10) applications for the Township's home rehabilitation program were received in FY2024. Four (4) housing rehabilitations were completed. Four (4) were funded and currently under construction. One (1) will shortly be sent out to bid, and one (1) is on hold, waiting for the homeowner to proceed with the process.

Based on Table 1, the Community Development Program noted the following household characteristics of the Home Rehab Program applicants assisted in FY2024 totaling 10 households.

Since the 2020-2024 strategic plan was initiated, 108 affordable housing units have been constructed. Thirty six (36) owner occupied condos were built at Heritage @ Middletown, seventy (70) rentals were constructed at The Place @ Middletown Walk, and two (2) accessory apartments were built in the township. Also, a homeowner of an affordable housing condo in Laurel Green was starting a new job, in a different state, and on a tight deadline. Using the Affordable Housing Trust Fund, the township was able to purchase the affordable housing condo from the homeowner quickly, and the township also renovated and improved the condition of the affordable housing condo. Currently, this condo has been sold.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	9
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	10
Hispanic	0
Not Hispanic	0

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

Narrative

In 2024, the Community Development Block Grant (CDBG) projects, including the housing rehabilitation program, benefitted 10 households of which nine (9) were White, one (1) was Black or African American, and none were Hispanic. As indicated in the table above, White households represented the largest group of families assisted.

According to the U.S. Census 2023: ACS 1-Year Estimates, the Township's racial and ethnic population is comprised of 88.2% White, 1.8% Black or African American, 3.0% Asian, 5.4 % two or more races, and .6% some other race alone.

During FY2024, the CDBG-CV tutoring program has seen successful academic achievement in each of the participants, who have fallen behind academically due to the pandemic. The students progress has been monitored throughout the program. All students entered this program below grade level in language arts, math, or both. Bright Connections reassessed the students and saw reading levels go up anywhere from half a grade level to a whole grade level higher. In addition, math assessments show similar progress. The students increase in academic success has also boosted personal confidence. Some of the students went from automatically believing they could not do something to try to solve the problem and asking for assistance or an explanation when needed. These critical years of building the academic foundation will help ensure continued success in the future. This tutoring program has not only had a profound impact on the academic progress of the students but has also significantly alleviated the financial burden on low-mod income families. By providing these tutoring services, the program has relieved parents of the substantial costs typically associated with such support. This Tutoring Program has provided consistent support for the students. During FY2024 the CDBG-CV tutoring program expended \$55,935.18.

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	301,755.70	402,411.99

Table 3 - Resources Made Available

Narrative

In 2024, the Township received a total of \$265,633 in federal assistance to help achieve goals and objectives set forth in its Consolidated Plan and activities identified in the Action Plan. The Township was able to assist 10 homes through the Home Rehabilitation Program.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
North Middletown	25	33	Out of the 10 households assisted, three were located in North Middletown

Table 4 – Identify the geographic distribution and location of investments

Narrative

Efforts are geared towards allocating housing rehabilitation resources to households located in areas of low income concentration like the North Middletown neighborhood, but resources are also provided to income-eligible households throughout the Township.

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.

The Township leverages Federal funds with program income, accumulated through lien repayments and administrative fees. In FY2024, a total \$36,122.70 in program income was received by the Community Development Program. HUD does not have a regulation that requires a Grantee to match the federal CDBG funding.

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	10	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	8

Table 5 – 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	0	0
Number of households supported through Rehab of Existing Units	10	9
Number of households supported through Acquisition of Existing Units	0	0
Total	10	9

Table 6 – Number of Households Supported

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

The Township administers the Affordable Housing Program. The mission is to provide housing opportunities for low and moderate income households of all ages and backgrounds. As affordable housing units become available, households are chosen based on a lottery system. In FY2024, 8 non-homeless households were provided affordable housing throughout the Township. In FY2024, 70 new affordable housing rentals were constructed.

Discuss how these outcomes will impact future annual action plans.

These outcomes will have a positive impact on future annual action plans specifically that they are helping in meeting the primary CDBG objective of developing viable communities by the provision of decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

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

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

Table 7 – Number of Households Served

Narrative Information

In FY2024, of the 9 households assisted with the Home Rehab Program, three (3) households were considered very low income, three (3) households were considered low income, and three (3) households were of moderate income (earning over 50% of median household income).

In FY2024, of the 8 households that were placed in affordable housing in Middletown by the Township's Affordable Housing Program, one (1) household was considered very low income, six(6) households were considered low income, and one(1) household was of moderate income (earning over 50% of median household income).

The Township will continue to provide affordable housing opportunities through these programs.

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 Monmouth County HOME Consortium directly addresses homeless needs in cooperation with Monmouth County Social Services, the local government and local organization. Middletown Health Department staff may serve as the initial contact for assistance where homeless individuals and families are counseled on immediate neighborhood services and programs available and subsequently referred to the Monmouth County Social Services. In the unusual event that a household requires immediate relocation due to unsafe living conditions, multiple Township departments would work in conjunction to assist, including the Health Department, Building Department, Fire Marshall, and Police Department, along with referral to Monmouth County Social Services. Immediate food needs are directed to Middletown Helps Its Own, a local non-profit that maintains a working relationship with the Town.

The community participates in a number of programs which engage and assist the unsheltered and at risk populations which are detailed below.

Community Action Program (CAP) – The CAP Program provides a grant up to \$2,000 for rent, security, utilities for eligible residents. The Affordable Housing Alliance is the Community Action Agency for Monmouth County.

- SSH Program – Navicore Solutions administers the Social Service for the Homeless (SSH) in Monmouth County. The SSH program provides short term emergency assistance to prevent homelessness for individuals and families who do not qualify for other emergency assistance programs. The SSH program provides the following: rental and mortgage arrears, utility and security deposit assistance.
- Soldier On Program – The Soldier On Program is a Federally funded program which provides permanent housing Veterans.
- USF, LIHEAP, Gift of Warmth Program – The Universal Service Fund (USF) Program helps make energy bills more affordable for low income customers. The Low Income Home Energy Assistance Program (LIHEAP) assists eligible low-income households with their heating and cooling energy costs, bill payment assistance, energy crisis assistance, weatherization and energy-related home repairs. The Gift of Warmth Program is a one-time grant of up to \$500 to help households experiencing temporary or unanticipated financial hardship reconnect or continue their natural gas service.
- PAAD Program – The Pharmaceutical Assistance to the Aged and Disabled (PAAD) Program is a State funded program for senior or disabled residents. The program helps eligible seniors and individuals with disabilities save money on their prescription drug costs.

- Calico Cat is a volunteer organization receiving funding from the state to help Middletown Township residents pay various bills.

Addressing the emergency shelter and transitional housing needs of homeless persons

Middletown Health Department staff serves as the initial contact for assistance where homeless individuals and families are counseled on immediate neighborhood services and programs available and referred to the Monmouth County Social Services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Middletown Township health Department's primary responsibility is providing general assistance and referrals to Monmouth County Social Services/ACTS.

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

Through the Monmouth County Home Consortium, the Township's homeless needs are addressed by Monmouth County Social Services.

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

Actions taken to address the needs of public housing

In 2024, the Middletown Housing Authority will manage approximately 485 public housing units in the Township. Of this number, 252 of the units are owned by the Authority and are all designated as senior/disabled housing. Daniel Towers contains 100 units and Tomaso Plaza has a total of 152 units. The remaining 260 units are subsidized through the Section 8/Housing Choice Voucher Program.

The Middletown Housing Authority's greatest need is the task of acquiring additional modernization dollars for capital improvements to preserve the existing public housing stock. In addition, the functionality and accessibility for the elderly and disabled must also remain a high priority. The Authority has identified several projects that will be undertaken to ensure the decent, safe and sanitary housing of their residents.

Improvements completed, planned or underway at Daniel Towers include:

- Elevator Electrical Board Control Panel Upgrade – Completed 2025
- Roof Replacement – Planned 2026
- Security Camera Upgrade – Planned 2026

Improvements completed, planned or underway at Tomaso Plaza include:

- Community Room Redesign – Completed 2025
- Community Room Common Bathroom – Completed 2025
- Hot Water Heater Replacement – Completed 2025
- Security Camera Upgrade – Planned 2026

Middletown Housing Authority will continue to improve and upgrade their units through various federal grants. The Authority will take advantage of new programs and funding sources as they become available in an effort to bring each of its projects to applicable modernization and energy conservation standards. They will continue to work towards achieving the goal to create energy efficient housing. This in turn will help to create long term operating cost savings.

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

Middletown Housing Authority residents continue to be a vital part of the process in all decisions concerning improvements for the Authority. Their concerns are addressed through resident advisory groups, monthly tenant/management meetings and individual resident requests. The open door policy of the Executive Office has been key in creating an open line of communication through which all suggestions and concerns are carefully considered when deciding what needs to be improved upon within the Middletown Housing Authority.

Actions taken to provide assistance to troubled PHAs

Not applicable to the Middletown Housing Authority.

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)

Middletown's strategy to address the negative effects of regulatory obstacles to providing affordable housing has occurred on both the State and local levels. The Township is committed to identifying and seizing all practical opportunities for removing barriers to affordable housing at the local level. Local land use policies reflect this commitment, and are articulated in the Township's Amended 2008 Housing Element and Fair Share Plan. Middletown's Zoning Ordinance includes numerous mechanisms that are geared towards making housing more affordable including Inclusionary Zoning, Accessory Apartments, and Developer Fees.

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

The Township will continue to implement its 2008 Housing Element and Fair Share Plan to provide households with access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

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

If there is any detection of lead-based paint throughout a rehabilitation project it will be inspected by the Township's Rehab Specialist/Lead Inspector. Once the presence of lead-paint is confirmed, the Rehab Specialist modifies the work write-up to include the cost to conform with EPA's lead-safe work practices. Contractors are made aware that there is lead-paint present and may bid accordingly.

During the application process, the Department of Community Development educates applicants regarding lead-based paint by informing them that (1) if the structure was built prior to 1978 (2) if so, then the structure may contain lead-based paint (3) the hazards of lead-base paint (4) symptoms and treatment of lead-based paint poisoning (5) precautions to prevent lead poisoning.

All contractors and their firms participating in the Middletown Home Improvement Program the will perform rehabilitation work on a house where lead paint is present are certified through the EPA Renovation, Repair, and Painting Rule, (effective April 22, 2010). Additionally, in conformance with the RRP ruling and HUD's Lead Safe Work Practices, the Program's Rehab Specialist is a NJ-licensed Risk Assessor/Lead Inspector and performs lead-paint evaluations for homes in the program constructed prior to 1978. The Lead Inspector conducts lead-paint evaluations of the area of the home where rehabilitation work is proposed. If the presence of lead-based paint is confirmed, he will modify the work write-up to include the cost to the contractor to provide a lead-safe work area during construction.

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

Middletown Township has worked with Federal, State, County and nonprofit agencies to provide information on the barriers preventing households from overcoming poverty, and has provided assistance to facilitate improved housing situations. Middletown's resources have been devoted to the problems which plague households at or below the poverty line. Township programs are housing rehabilitation, energy conservation, as well as improvements for disabled persons, and homelessness assistance. A summary of programs that help to address poverty is as follows:

1. The Middletown Department of Community Development continued to offer a highly successful housing rehabilitation program in FY2024. Ten (10) applications for the Township's home rehabilitation program were received in FY2024. Four (4) housing rehabilitations were completed. Four (4) are funded and currently under construction. One (1) is being prepared to be sent out to bid, and one (1) is on hold - waiting for the homeowner to proceed with the process. The Middletown Housing Authority continued to manage two public housing developments (Tomaso Plaza and Daniel Towers). Together these two developments offered rental assistance to 252 income eligible senior citizens. Rental assistance is also provided to low income families through the Federal Section 8/Housing Choice Voucher Program. The Middletown Township Health Department's provides general assistance to homeless individuals. In addition, the Health Department assists eligible households on how to access Monmouth County Social Service Programs; Non-profit institutions responsible for the delivery of affordable housing consist of the Middletown Senior Citizen Corporation, the Lincroft Senior Corporation and the Affordable Housing Alliance of Monmouth County. Community Investment Strategies (CIS) manages Bayshore Village which provides rental housing to 110 households of which 96 are one-bedroom and 14 are two-bedroom. All residential units are rental units reserved for income qualified households and restricted for residents aged 62 and older. The Lincroft Senior Citizen Corporation manages Luftman Towers and provides rental assistance to 189 income eligible seniors. The Affordable Housing Alliance of Monmouth County manages 28 affordable rental units in the Beacon Place multifamily development, 6 affordable units on Park Avenue in Port Monmouth, and 12 affordable units (rental and for-sale) along Route 36. Completed in 2017, a private company known as Atlantic Pier, manages 10 affordable rental units in Navesink Woods, an inclusionary residential development along Route 36. Middletown Township purchased a former tool rental property and announced it will turn the site into affordable housing rentals for U.S. veterans. Construction has concluded at Heritage @ Middletown, located at 217 Taylor Lane. American Properties has built 36 affordable housing condominiums (for sale) along Route 35. The Place @ Middletown Walk is an income-restricted community offering seventy (70) brand new, one, two and three bedroom apartments.

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

Three (3) agencies comprise the institutional structure through which Middletown carries out its Consolidated Plan: (1) the Department of Planning and Community Development, (2) Middletown's Health Department; and (3) the Middletown Housing Authority. Through the County HOME Consortium, the Township's homeless needs are addressed by Monmouth County Community Development. Housing Opportunities for People with AIDS (HOPWA) resources are provided by Lakewood Township to the metropolitan area.

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

Direct contact and regular coordination of services to people in need is maintained between the Township of Middletown, Middletown Housing Authority, and Monmouth County Social Services.

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 most significant barrier to fair housing in the Township is housing affordability. The cost of constructing and maintaining housing in Middletown has increased dramatically in recent years. Increased costs have a particularly acute impact on low-income households and on areas of low income concentrations. According to Comprehensive Housing Affordability ("CHAS") DATA 2017-2021: ACS ESTIMATES, of Middletown's total 24,760 households, 4,180 (17%) households are paying between 30 and 50 percent of their household income on housing, and 2,780 (11%) households are paying more than 50 percent of their household income on housing.

The Township will continue to implement its 2008 Housing Element and Fair Share Plan to provide households with access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

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 CDBG Program effectively monitors all activities to ensure that they are carried out in furtherance of the 2020-2024 Consolidated Plan, and are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices.

In FY2024, the CDBG Program facilitated housing rehabilitation activities. At the time of application to Middletown's rehab program, staff ensured that total household income was within the current HUD income limits. Comprehensive inspections were completed by Township staff at each eligible property at the beginning, middle and end of each housing rehabilitation project to ensure that housing code violations were successfully remediated with available resources. During FY2024, ten (10) applications for the Township's home rehabilitation program were received. Four (4) housing rehabilitations were completed. Four (4) are funded and currently under construction. One (1) will shortly be sent out to bid, one (1) is on hold, waiting for the homeowner to proceed with the process. Housing rehabilitation has had an appreciable effect on the quality of life in neighborhoods, particularly in low/mod income target areas such as North Middletown with almost half of rehabs taking place in the North Middletown neighborhood. Households with limited incomes have been provided with the financial wherewithal to bring their homes up to code by upgrading electrical systems, replacing roofs, repairing outmoded plumbing, remediation of structural flaws and by improving accessibility. This has had a ripple effect on adjacent properties and within specified neighborhoods. Overall, this activity has met the goals and objectives of the Consolidated Plan.

Program staff continues to research relevant indicator data to provide HUD with the information necessary to show the national results and benefits of the expenditure of federal funds. This indicator data will also help to ensure that there is alignment between program goals, targeted neighborhoods and low/mod income households.

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 Township's Citizen Participation Plan (CPP) is an essential component of the 2020-2024 Consolidated Plan. The CPP is the process by which Middletown identifies the policies and procedures to be used to encourage citizen participation and involvement in the development of the Five-Year Consolidated Plan, programs/activities undertaken pursuant to the Plan, substantial Plan amendments, and the preparation of the Annual Performance Report.

The Township of Middletown believes that citizen participation and planning are central to the success of community development efforts. The Township is committed to successfully engaging and involving its residents in making decisions about how to invest in the future of its neighborhoods. Participation by residents of predominantly low- and moderate-income neighborhoods is strongly encouraged. The following efforts were made during FY2024 to advertise the home rehabilitation program to Township residents.

The Township has continued to make particular and creative efforts to reach low- and moderate-income and special-needs populations. In FY2024, in addition to public hearings held to solicit input on HUD documents like FY2024 Action Plan and 2025-2029 5-Year Consolidated Plan, our office conducted two separate public hearings on April 4, 2025 and May 9, 2025 with the main purpose to engage public participation and involvement in the development of the Annual Action Plan, the 5-year Consolidated Plan, the Township's CDBG funded programs and activities, and provide an overview of the Township's Home Rehabilitation Program. No public attended the hearings, and we did not receive any public comment throughout the 30-day public comment periods March 20, 2025 - April 18, 2025, and April 24, 2025 – May 23, 2025. In addition, the FY2024 CAPER conducted a public hearing on August 22, 2025. No public attended the hearing, and we did not receive any public comment throughout the 15 day public comment period, August 14, 2025 – August 30, 2025. The event was advertised using multiple media types including local newspaper, Township website, Township newsletter, Township local cable station, and the North Middletown local community organization email blast. Our noticing is in both English and Spanish.

It remains clear that the primary housing and community development need in Middletown remains to sustain and improve the quality of neighborhoods, and allow people to live in their homes comfortably and safely through the assistance of the Home Rehabilitation Program.

Copies of meeting advertisements published throughout the year are contained in the Appendix.

CR-45 - CDBG 91.520(c)

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

Currently, there aren't any changes needed in the program objectives. The Township entered into a shared services agreement with Monmouth County in which County staff provides additional assistance in CDBG federal reporting guidelines.

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

No

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPW A	HTF
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Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPW A	HTF
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative