



**OCEAN CITY
COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM**

2026 Annual Action Plan

**DRAFT FOR PUBLIC REVIEW
JUNE 1, 2026 – JUNE 30, 2026**

A draft version of the 2026 Annual Action Plan will be available for public review at the Office of Capital Planning, City Hall, 861 Asbury Ave. and on the City's website, www.ocnj.us/CDBG, from June 1, 2026 through June 30, 2026, for the required 30 days. Written comments on these documents may be addressed to Christine D. Gundersen, Manager of Capital Planning, at the above address or via e-mail to cgundersen@ocnj.us. Written comments will be considered until 4 p.m. on July 1, 2026.

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Ocean City is considered an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. As an Entitlement Community, the City receives an annual allocation of CDBG funding. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate- income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings and loans or grants to businesses.

One of the requirements for receiving these funds is the development of a Five-Year Consolidated Plan (Con Plan) for Housing and Community Development to provide policy direction for the five-year period funding decisions. Additionally, the City is required to prepare an Annual Action Plan to develop activities that address the City's housing and community development needs and direct the use of CDBG funding, over the upcoming program year. This Annual Action Plan must align with the current Consolidated Plan for the City of Ocean City, which covers the period September 1, 2024, to August 30, 2029.

Ocean City's Community Development Block Grant (CDBG) allocation for Fiscal Year 2026 is \$266,600. In order to continue to receive these funds for Fiscal 2026, the City will submit its FY 2026 Annual Action Plan to HUD. The 2026 Annual Action Plan has been prepared by the Manager of Capital Planning and their consultant, Triad Associates, to meet application requirements for the CDBG program.

2. Summarize the objectives and outcomes identified in the Plan

The goals of this Annual Action Plan are enumerated in Section AP-20. They include planned accomplishments in the areas of public infrastructure, including accessibility improvements, and public housing improvements.

3. Evaluation of past performance

As a CDBG Entitlement Grantee, Ocean City has a track record of implementing community development activities that are eligible and compliant with all requirements.

Past projects funded through the City's CDBG program include improvements to a community center in the north end of the City and assistance to the Ocean City Housing Authority with modernization of its senior and family units and with the provision of mental health services to Housing Authority residents.

4. Summary of Citizen Participation Process and consultation process

The Ocean City CDBG program includes outreach to local organizations on an annual basis to inform the local public organizations of the opportunity to apply for CDBG funding and to attend the public hearings. The process consists of the following:

1. A public notice was published in the Ocean City Sentinel on March 18, 2026, advertising the first public hearing.
2. The first public meeting was held on April 16, 2026.
3. A public notice for the second public hearing was published in the newspaper and a second hearing was held on June 4, 2026.

5. Summary of public comments

No public comments have been submitted.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments have been submitted.

7. Summary

The City of Ocean City has prepared a 2026 Annual Action Plan that will guide progress in addressing the needs of the community by providing a suitable living environment for principally low and moderate-income people through public facilities and infrastructure improvements. The plan is based on input from City staff and the priorities of the Consolidated Plan, informed by needs as identified by data and by conversations with community stakeholders.

An approved Citizen Participation Plan was used to gather public comments through public meetings.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source:

Agency Role	Name	Department/Agency
CDBG Administrator	OCEAN CITY	Manager of Capital Planning

Table 1 – Responsible Agencies

Narrative

The Ocean City Department of Financial Management, under the direction of the Mayor and City Council, is the lead agency responsible for the preparation of the Ocean City Annual Action Plan and administration of the CDBG program.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Ocean City has prepared its Annual Action Plan for 2026 in order to strategically implement federal programs that fund housing, community development, and economic development activities within the City. The City has The City of Ocean City actively consulted with multiple non-profits, social service providers, community citizens, and other governmental agencies on an on-going basis. Since this Annual Action Plan is based on the 2024-2028 Consolidated Plan, all who provided input to help shape the Consolidated Plan are considered to have provided input to help shape this Annual Action Plan as well. The City will submit this Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City coordinates with the Ocean City Housing Authority on an ongoing basis, in order to support both the improvement of the physical structures and also to ensure the provision of supports and services to residents. Coordination begins with communication and the City maintains open channels of communications with the Housing Authority and among a varied network of service providers - including health and mental health providers - and the various representatives of low-mod income residents, including public and assisted housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Cape May County takes the lead agency role with the Continuum of Care (COC). Ocean City participates in the process through its Neighborhood and Social Services Director. The City administers state funds to assist homeless individuals with emergency shelter, food, and homeless prevention services. Homeless families must be referred to the County for assistance. During preparation of the current Consolidated Plan, upon which this Annual Action Plan is based, the City reviewed the goals of the COC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

See above.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	CAPE MAY COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Consolidated Plan Focus Group. Additionally, Ocean City maintains an ongoing relationship with more than 25 other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences.
2	Agency/Group/Organization	Ocean City Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in Consolidated Plan Focus Group. Additionally, Ocean City maintains an ongoing relationship with more than 25 other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences.</p>
3	<p>Agency/Group/Organization</p>	<p>OCEAN CITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Other government - Local</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Public Services</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Various Ocean City staff members provided input into this plan, including the City's Director of Manager of Capital Planning Municipal Housing Liaison, who took part in a one-to-one conversation regarding needs and opportunities affecting the low-mod income residents of Ocean City.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant agency types serving Ocean City were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southern New Jersey COC	The CoC goals were reviewed and key goals and objectives were added to the Consolidated Plan.

Table 2 - Other local / regional / federal planning efforts

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AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

This 2026 Annual Action Plan has been developed pursuant to the requirements of the US Department of Housing and Urban Development. The City of Ocean City, was responsible for preparation of this Plan under the direction of the Chief Financial Officer, Mayor and City Council. The City retained the consulting firm of Triad Associates to assist in the preparation of the Annual Action Plan. This Plan resulted from a process of consultation and citizen participation.

In keeping with the City’s Citizen Participation Plan, the City conducted two public hearings to solicit input into the preparation of the 2026 Annual Action Plan and to solicit comments and concerns relative to the proposed Plan and the activities and budget for 2026. The hearings were advertised in the local paper and were held in person.

A draft of the FY 2026 Action Plan was made available to the public on the City website and in-person at City Hall. A notice of Plan availability was published in the local paper notifying residents that the Plans would be available for a 30-day period from June 1, 2026 through June 30, 2027 and where comments could be sent.

The Financial Management Department presented the 2026 Action Plan at the City Council meeting for City Council review and approval. The Resolution of Authorization was placed on the Board agenda and the document will be authorized for submission at the July 16, 2026 meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The first, public hearing took place in-person on April 16, 2026. The meeting was advertised in the local newspaper, and no members of the public attended.	No comments received.	N/A	
2	Public Hearing	Non-targeted/broad community	The second, public hearing was held during public review period on June 4, 2026. The meeting was advertised in the local newspaper, and no members of the public attended.	No comments received.	N/A	

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Ocean City has been allocated \$266,600 in 2026 CDBG Entitlement funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements	266,600	0	0.00	266,600	533,200	Expected amount for remainder of Con Plan is approximately 2 times Year 3 allocation.

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While there is no required match for CDBG funds, the City expects to partner with the Housing Authority, service providers and its own Housing Trust Fund to leverage resources and maximize outcomes in housing and community development. Virtually all planned activities have some degree of leveraging. The source of these funds ranges from municipal capital funds to state grants to other federal funds to private contributions. Ocean City will continue to leverage funds from the state and regional sources, effectively multiplying the impact of CDBG funds.

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

Publicly owned streets and other facilities are expected to be used to address some of the needs identified in this Plan, specifically the removal of architectural barriers to access and mobility.

Discussion

Through partnerships and leveraging, Ocean City plans to maximize the impact of CDBG funding in our community.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Non-Housing Community Development	2024	2028	Non-Housing Community Development	Eligible Census areas Citywide	Public Facility and Infrastructure Improvements	CDBG: \$213,280	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,060 Persons Assisted
2	Administration	2024	2028	Administration	Citywide	Program administration	CDBG: \$53,320	Other: 1 Other

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Non-Housing Community Development
	Goal Description	This goal includes infrastructure and facility improvements.
2	Goal Name	Administration
	Goal Description	Program planning and administration.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Ocean City has selected these activities for the use of 2026 CDBG funds:

#	Project Name
1	Administration - 2026
2	Senior Center Improvements - 2026
3	Infrastructure Improvements - 2026

Table 6 – Project Information

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

In allocating CDBG funds, the City endeavored to fund activities that were deemed to have the greatest benefit to residents. These activities were selected based on needs identified during the planning process and the likelihood that they can be implemented in a timely and compliant fashion.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration - 2026
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Program administration
	Funding	CDBG: \$53,320.00
	Description	CDBG Program Administration
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Hundreds of Ocean City residents will benefit from the effective implementation of the CDBG program.
	Location Description	861 Asbury Ave., Ocean City, NJ.
	Planned Activities	CDBG Program Administration
2	Project Name	Senior Center Improvements - 2026
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$39,990
	Description	Facility improvements at the Howard S. Stainton Senior Center.
	Target Date	3/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	400 Ocean City residents age 62 and over.
	Location Description	1735 Simpson Ave., Ocean City, NJ.
Planned Activities	Support for improvements at the Howard S. Stainton Senior Center.	
3	Project Name	Infrastructure Improvements - 2026
	Target Area	Eligible Census areas Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$173,290

Description	Infrastructure and facilities improvements, including the removal of architectural barriers to accessibility and, potentially, the addition of a pavilion at a Public Housing site.
Target Date	3/31/2028
Estimate the number and type of families that will benefit from the proposed activities	<p>Accessibility projects will benefit the estimated 660 Ocean City residents with an ambulatory difficulty, according to the 2019-2023 American Community Survey from the U.S. Census Bureau. As a resort community, the actual number benefiting from such projects will be significantly higher.</p> <p>The number of beneficiaries from other types of projects is to be determined.</p>
Location Description	To be determined.
Planned Activities	Infrastructure and facilities improvements, including the removal of architectural barriers to accessibility and, potentially, the addition of a pavilion at a Public Housing site.

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

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

The only potential for geographically based activity is improvements to public infrastructure, which will take place in residential areas with at least 51% low-mod income residents unless they involve the removal of architectural barriers.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100
Low-mod census areas	

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Infrastructure in eligible residential areas, as throughout the island, is aging and in need or replacement, particularly as flooding events become more frequent. The need for the removal of architectural barriers to accessibility exists throughout the community.

Finally, seniors live throughout Ocean City so senior activities need to be available without geographic restrictions.

Discussion

Ocean City believes it has come up with a balanced mix of geographically targeted activities and those available citywide. While the highest concentrations of low-mod income residents are in one area, seniors, the disabled and other eligible residents are not concentrated in one area. Thus, low-mod income residents live throughout the City.

AP-75 Barriers to Affordable Housing -91.420, 91.220(j)

Introduction

The obvious barrier to affordable housing in Ocean City is cost. As a resort barrier island, land in Ocean City is scarce and in high demand. Per the U.S. Census Bureau's 2019-2023 American Community Survey, the median cost of a house in Ocean City is \$719,100 - clearly requiring an income well above 80% of the area median. The median rent in Ocean City is \$1,670 per month, requiring an annual household income of nearly \$70,000 to attain the recommended 30% of income for housing costs.

Actions it planned 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

The City does not believe that it has any 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.

Discussion

See above.

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

Introduction

With this 2026 Annual Action Plan, Ocean City is seeking to maximize the impact of its CDBG allocations by focusing on needed activities, leveraging other funds, and partnering with other entities.

Actions planned to address obstacles to meeting underserved needs

With a CDBG budget of less than \$300,000, there is a limited amount that can be done to bridge the gap between available resources and community needs. Nevertheless, Ocean City is addressing those obstacles by implementing activities and joining with other organizations to leverage and optimize resources. Specifically, partnerships with the Ocean City Housing Authority and the City's Affordable Housing Trust Fund will meet needs identified in the planning process.

Actions planned to foster and maintain affordable housing

Ocean City is planning to invest in improvements at public housing properties, maintaining existing affordable housing and improving quality of life for housing authority resident. The City will also continue to use local Affordable Housing Trust Fund money to support affordable housing through residential rehabilitation and to acquire, rehab and sell market-to-affordable units to income-eligible families.

Actions planned to reduce lead-based paint hazards

The City will follow all regulations concerning testing for and controlling lead-based paint. Homes built before 1978 that are assisted as part of the residential rehab program will undergo the required lead paint hazard inspections and clearances.

Actions planned to reduce the number of poverty-level families

Ocean City's economic development efforts will continue to focus on extending the tourist season and the jobs related to it, to attracting more full-time year-round jobs in Ocean City and connecting residents to job centers outside of Ocean City.

Actions planned to develop institutional structure

Ocean City's Office of Capital Planning, which implements the CDBG program, will continue to educate the other City departments to the purposes of the CDBG program. The goal is to promote better strategic plans that improve services/infrastructure and work with other grant programs, such as NJDOT.

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

Ocean City, as part of its annual Community Development planning, will continue to host dialogues between public and private housing interests and social service agencies.

Discussion

Ocean City believes it has developed a plan for the use of CDBG funds that provides a broad range of benefits given the limited amounts of resources.

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Program Specific Requirements

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

Introduction

The City of Ocean City has identified all CDBG activities to be undertaken in FY 2026 in the Projects Table, including administrative, and public facilities and infrastructure improvements. The City is not budgeting any program income as part of the 2026 Expected Resources.

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

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

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

Other CDBG Requirements

- 1. The amount of urgent need activities 0
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

Discussion

All planned activities are eligible under low-mod benefit criteria.