OCEAN CITY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DRAFT PY2025 Consolidated Annual Performance Evaluation Report

DRAFT FOR PUBLIC REVIEW
NOVEMBER 2, 2026 – NOVEMBER 17, 2026

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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.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning September 1, 2025 and ending August 30, 2026 using Community Development Block Grant (CDBG) funds granted to the City of Ocean City by the U.S. Department of Housing and Urban Development (HUD). Activities and accomplishments described in this year's report primarily benefitted low-income and moderate-income residents.

During the 2025 Program Year, progress was made toward achieving Ocean City's goals for improving the quality of life for the City's most vulnerable. The 2025 Program Year continued the ongoing focus on Senior Services and Accessibility improvements. More than 4,100 residents were assisted through public service activities and accessibility improvements during the 2025 Program Year. In the chart below, the Infrastructure Activities include the ADA Beach Ramp and Mat Improvements.

Ocean City's 2025 CDBG formula allocation was $269,952.00 with an additional $315,699.37 in unexpended funding from previous years that was available at the start of 2025. The City also had a balance of $192,309.33 in CDBG-CV funding available at the start of the 2025 Program Year. Spending during 2025 included $82,167.00 in CDBG.

Program Administration and Planning Activities incurred during the 2025 program year totaled $114.00, which is 0.04% of the total award and below the maximum 20% allowed under CDBG regulations. Public Services expenditures for the 2025 Program Year were $0, thus meeting the maximum 15% cap under CDBG regulations.

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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: $114.00	Other	Other	5	2	40.00%	1	1	100.00%
Non-Housing Community Development	Non-Housing Community Development	CDBG: $82,053	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	5779	1,155.80%	660	4186	634.24%
Non-Housing Community Development	Non-Housing Community Development	CDBG: $0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	594	118.80%	400	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The current Consolidated Plan lists improvements to public facilities and the assistance of residents through public services as high priority needs. Funds used during 2025 addressed those needs.

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	3,552
Black or African American	141
Asian	9
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	480
Total	**4,186**
Hispanic	381
Not Hispanic	3,805

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

Narrative

The number reported for “Native Hawaiian or Other Pacific Islander” is actually the total of all other groups not listed above it.

The above statistics are taken from accomplishments reported for individual activities on the PR-03. Accomplishments are reflective of Ocean City's demographics as a whole.

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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	269,952	0

Table 3 - Resources Made Available

Narrative

Ocean City's 2025 CDBG formula allocation was $269,952.00 with an additional $315,699.37 in unexpended funding from previous years that was available at the start of 2025. The City also had a balance of $192,309.33 in CDBG-CV funding available at the start of the 2025 Program Year. Spending during 2025 included $82,167.00 in CDBG funds plus $0.00 in CDBG-CV funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	64	100	Jurisdiction
Eligible Census areas	36	0	Census areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City distributed 100% of their CDBG allocation to city-wide projects. All infrastructure improvement projects completed during the year were for architectural barrier removal and therefore based on limited clientele eligibility rather than low-mod area eligibility.

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.

Using local municipal funds, such as operating and capital funds, Ocean City supplemented CDBG funds for both infrastructure improvement projects and senior services.

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

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	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**0**	**0**

Table 6 – Number of Households Supported

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

There were no affordable housing activities included in the 2025 Action Plan; however, the City uses its Affordable Housing Trust Fund dollars to fulfill its obligation per the City's agreement with the Fair Share Housing Center, they have a Market to Affordable Program that will convert 3 units of existing market-rate housing into affordable housing. The first unit of the three has already sold.

Discuss how these outcomes will impact future annual action plans.

Appropriate projects to improve public facilities and create affordable housing will continue to be considered for future funding under the City's CDBG program.

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	0	0
Low-income	0	0
Moderate-income	0	0
Total	**0**	**0**

Table 7 – Number of Households Served

Narrative Information

The City did not use CDBG dollars to directly fund affordable housing activities.

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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

Ocean City participates in the Southern New Jersey Continuum of Care (SNJCoC) of which Cape May County is a member. Other member counties are Gloucester, Camden, and Cumberland Counties. The CoC's Street Outreach is an aggressive effort to locate unsheltered homeless people throughout the CoC's geography and at facilities of community providers, particularly people who are elusive or not active help-seekers who are at risk for long term homelessness, to engage them in housing programs, services, and care. The SNJCoC works to improve system-wide planning for reaching the unsheltered. Through the use of its various subcommittees, the SNJCoC reviews/updates both emergency response and long-term permanent housing options for the unsheltered monthly.

The Social Services Department of the City of Ocean City provides outreach to persons who are homeless or at-risk of homelessness. The PATH program administered by Cape Counseling Services does street outreach to persons who are unsheltered and have mental health issues. The CoC is implementing a Coordinated Assessment process, which includes the use of a standardized assessment tool – the VI-SPDAT (Vulnerability Intake – Service Prioritization Decision Assistance Tool) and a call-in center in order to allow for equal access to all those seeking assistance throughout the geographic region encompassed by the SNJCoC. Assessment is standardized through use of the VI-SPDAT, which the CoC has adopted for prioritizing referrals for PSH and RRH based on acuity of needs. The CoC is phasing in use of VI-SPDAT for prioritizing other types of assistance as well. Referrals are coordinated by Community Planning and Advocacy Council (CPAC). The CoC is working with the HMIS Lead agency and vendor to coordinate referrals via by-name HMIS list to house households faster.

Representatives of the City participate in the CoC, which also includes the County's providers of health, mental health, and other services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Cape May County has a mix of facilities for emergency, transitional and permanent supportive housing. None of the existing shelters are emergency shelters. Family Promise, a program using church facilities for overnight family use, requires an extensive in-take process including background checks and drug testing. Family Promise considers itself a non-traditional sheltering program. The program also offers a day program at their facility complete with showering and laundry facilities and computers. Case management is a core component of the program.

There is one transitional housing facility for single women and families who are victims of domestic

violence. Also, Center for Family Services (CFS) provides a youth shelter for homeless and/or runaway youth.

Persons who become homeless in Ocean City and Cape May County remain homeless because they have a difficult time finding affordable housing. Compounding the problem is that affordable housing that is available may not be accessible without a private automobile. Ocean City must rely on the Continuum of Care to set the goals for addressing the short-term goals for homeless services while working on the long-term goal of creating affordable housing and job opportunities.

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

There are prevention programs located in the County that provide rent and utility assistance. The Division of Social Services provides rent and utility assistance. The recent designation of OCEAN, Inc. as the Community Action Agency will increase the number and types of such programs. The Native American Advancement Corporation provides weatherization as well as heater repair/replacement services. Catholic Charities also administers homeless prevention programs providing utility assistance, rental assistance, and security deposits to households at risk of homelessness. To combat rent and mortgage issues brought on by the Covid-19 pandemic Ocean City allocated CDBG-CV funds to mortgage and rental assistance.

The Systems Evaluation Committee of the CoC reviews HMIS data for households seeking prevention assistance and the first-time homeless households in shelter to develop a profile of the households most likely to fall into homelessness. The CoC works with prevention services providers to determine the most effective method for targeting prevention resources and services such as family reunification, childcare, financial management help, legal services and financial assistance that can stop households from becoming homeless. Center for Family Services, Catholics Charities and NJDCA Division of Housing and Community Resources also administer homeless prevention programs providing utility assistance, rental assistance, and security deposit to households at risk of homelessness and the Social Services agencies in each county provide rental assistance, childcare and transportation to those individuals and families eligible for TANF or General Assistance.

Discharge planning from institutions is very important in preventing homelessness. Each institution has a discharge policy that places people in housing situations upon release. The SNJCoC has a Discharge Planning subcommittee that meets monthly to discuss issues related to discharge planning and to develop strategies to be used to ensure that no one is discharged from an institution into homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Cape May County Comprehensive Emergency Assistance Services (CEAS) Committee, a subcommittee of the Human Services Advisory Committee (HSAC), meets every other month to discuss local issues and receive updates on CoC activities. Service providers deliver quality case management and intervention services to prevent and end homelessness as quickly as possible. In addition, the SNJCoC has maintained or implemented several subcommittees that work to address the specific needs of specific target populations such as homeless youth, the chronically homeless and veterans.

The SNJCoC Executive Board and the Systems Evaluation committee continually review and discuss actions needed to reduce the number of chronically homeless in the region.

As for veterans, the SNJCoC has implemented a Veterans Task Force that works to end homelessness among veterans within the SNJCoC region. The task force has two components. The first is a master list committee which functions as a multi-agency case management conferencing committee whereby a list of all known homeless veterans is developed and maintained. The committee meets monthly to discuss the veteran cases and progress made to house each veteran on the list including services provided/needed. The second is a Leadership Council which is comprised of policy makers and agency leaders who work to address issues and/or concerns that have created barriers in assisting/housing veterans. The County received Emergency Solutions (ESG) funds from the NJ Department of Community Affairs to provide rapid re-housing services. Referrals are made to Catholic Charities Supportive Services for Veteran Families (SSVF) program for the homeless veterans.

Monthly workgroup meetings identify emerging issues and the COC works to address these concerns. In the past few months, the County received Emergency Solutions Grant (ESG) funds from the NJ Department of Community Affairs to provide rapid re-housing services. Referrals are made to Catholic Charities Supportive Services for Veteran Families (SSVF) program for homeless veterans.

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

Actions taken to address the needs of public housing

The Ocean City Housing Authority (OCHA) and the City have a history of working together productively. In 2021 the Housing Authority opened Speitel Commons a new 32-unit senior affordable housing complex. This was the first building constructed as part the City and the Housing Authority plan to re-construct all public housing in Ocean City. The age of its current buildings as well as flooding concerns have made redevelopment a necessary project to undertake in order to preserve affordable public housing in Ocean City.

The City and the Housing Authority have continued to make progress on this reconstruction project, completing an additional two units in 2023 and six units in 2024, for a total of eight units reconcrusted on Simpson Ave, Haven Ave and Bay Ave.

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

Housing Authority staff meets annually with the Resident Advisory Board (RAB) to discuss the anticipated funding, capital improvement projects and any policy changes. The purpose of these meetings is to answer residents' questions and to consider resident suggestions including those associated with homeownership.

Actions taken to provide assistance to troubled PHAs

The Ocean City Housing Authority is not a troubled PHA.

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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)

Ocean City has a Market-to-Affordable program that uses the City's Affordable Housing Trust Fund to reduce the cost of market rate housing to a level that is affordable to households with mid-level incomes. To date they have sold one unit.

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

The greatest obstacle to meeting underserved needs is insufficient funding. The City continuously seeks additional resources to supplement local funds and other funds it receives.

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

In the event a dwelling has lead contaminated dust, lead contaminated paint or lead contaminated soil, referrals are made to the Cape May County Health Department, Environmental Health Division. The Health Department has two certified lead inspectors on staff to respond to childhood lead poisonings. Notification is given to the responsible party to abate the condition. Follow-up visits are conducted with the potential for legal action if abatement has not been completed. If necessary, the Health Department will take the property owner to court to force the removal of the hazards.

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

Over the last 20 years, Ocean City's tourist season has continued to increase further beyond the summer months. Moreover, the pandemic has increased the number of full-time residents. The increasing length of the tourist season improves job stability. Ocean City continues to work with businesses to promote a longer season. The City provides services and maintains infrastructure in recognition that the community is a year-round community. Also, to expand employment opportunities for persons in the City employed by the tourist industry, Ocean City coordinates construction of some of its capital projects to the "off-season," creating local job opportunities for the seasonal tourist industry workers.

The Ocean City Neighborhood and Social Services office assist residents with emergency food referrals, referrals to other agencies for services, fare free applications and a kiosk to apply for food stamps on line or unemployment. The office also assists with applications such as the LIHEAP grant to help with a heating bill.

Staff with the City's Neighborhood and Social Services office refers persons in need of assistance with jobs or skills to the Atlantic Cape May Workforce Investment Board (WIB). WIB has a One-Stop Career Center available to residents. Ocean City's Municipal Welfare Director has been actively involved in creation of

the consolidated system. The One-Stop Career Center offers assistance with developing job readiness, creating career/job search plans, and provides tools and resources needed to implement an effective career/job search plan.

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

Ocean City's Department of Financial Management is the office that implements the Consolidated Plan, the five-year strategic plan, and Annual Action Plans. The City continues to develop and evolve their relationship and collaboration with the Housing Authority, in order to meet the needs of the low-mod income residents that live within the Housing Authority campus and across the city.

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

The City is working to expand the supply of affordable housing with the Ocean City Housing Authority.

Additionally, the City's Division of Municipal Welfare works with the social services agencies in the County to connect clients to services. The services include coordination between the OCHA and service providers to address homelessness and those at risk of homelessness.

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 City updated its Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the 2024-2028 Consolidated Plan. In the most recent AI, the identified impediments are:

- Insufficient supply of affordable housing for low- and moderate-income households insufficient supply of accessible housing for residents with disabilities
- Lack of access to year-round full-time employment and accessible regional public transportation
- Need for coordinated fair housing education and enforcement

While Ocean City is grateful for its annual CDBG allocation, it clearly is not enough to address all of these impediments at once. Actions that have been taken, though, include:

1. To encourage affordable housing, outdated land use regulations and low-income homeownership, the City created an updated zoning ordinance. This change will encourage more upper story apartment development in the central business district. It has also passed a Coastal Cottage Ordinance allowing for development of smaller single-family homes on small lots to promote affordability.

2. Ocean City continues to implement a Market-to-Affordable program that will use the City's Affordable Housing Trust Fund to reduce the cost of market rate housing to a level that is

affordable to households with mid-level incomes.

3. Ocean City is actively working with the OCHA to develop additional rental housing as part of meeting their COAH obligations via the agreement with Fair Share Housing Center.

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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 City's standards and procedures for CDBG compliance monitoring are designed to ensure that:

1) Objectives of the National Affordable Housing Act are met,

2) Program activities are progressing in compliance with the specifications and schedule for each program, and

3) Recipients are in compliance with other applicable laws, implementing regulations, and with the requirements to affirmatively further fair housing and minimize displacement of low-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 City scheduled a public hearing on November 12, 2026. A CAPER presentation was given and City staff/consultants were prepared to accept and address public comments. Copies of the CAPER were placed on the City's website and available at the City Clerk's Office at City Hall for public review. The City placed the CAPER document on public display for a period in excess of the required 15 days, from November 2, 2026 through November 16, 2026. The public was notified of the public comment period by an advertisement which appeared in the local publication the *Ocean City Sentinel*.

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.

Ocean City will continue to seek effective, efficient ways to utilize its CDBG resources.

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-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.

Ocean City will continue to seek effective, efficient ways to utilize its CDBG resources.

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

No.

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

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CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

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

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative