



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

Director Frank Sadeghi

Deputy Director Jennifer Bacchione

Commissioner Robert S. Arace

Commissioner Sam Ellenbogen

Commissioner Ray Gormley

101 Hooper Avenue
Toms River, New Jersey

08754-2191

(732)929-2005

(732)505-1918

Board Meeting Agenda

Date: March 25, 2026 - 4:00 PM

Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Authorizing the use of FY2023 and FY2024 HOME funds for the FY2026 First Time Homebuyer Activities. (CC2026-54)

Official Resolution#	2026000398
Meeting Date	03/25/2026
Introduced Date	03/25/2026
Adopted Date	03/25/2026
Agenda Item	k-18
CAF #	
Purchase Req. #	CC2026-54
Result	Adopted

COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Sadeghi	<				<		
Bacchione	<		<		<		
Arace	<			<	<		
Ellenbogen	<				<		
Gormley	<				<		

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

RESOLUTION

March 25, 2026

WHEREAS, on October 18, 1995, the Ocean County Board of Chosen Freeholders adopted program guidelines for the operation of the Ocean County First Time Homebuyers Program authorizing the Freeholder Director and the Clerk of the Board to execute the legal instruments associated with the First Time Homebuyer Program; and

WHEREAS, the Program Guidelines were subsequently amended on February 7, 1996, September 15, 1999, February 18, 2004, August 18, 2004, July 15, 2009, July 14, 2010, May 8, 2012, and October 20, 2021, and subsequently updated regularly with HUD income requirements; and

WHEREAS, FY2023 and FY2024 Federal HOME Program Grant Funds have been awarded to the County of Ocean through the U.S. Department of Housing and Urban Development (HUD) for the First Time Homebuyer Program to assist low and moderate income persons with down payment and closing costs associated with the purchase of a home in Ocean County; and

WHEREAS, a qualified applicant can use the First Time Homebuyer Program subsidy in the amount of \$25,000.00 for down payment and closing cost assistance; and

WHEREAS, qualified participants who successfully complete the workshops and individual counseling are recommended for an award in an amount not to exceed \$25,000.00 each; and

WHEREAS, FY2023 HOME funds in the amount of \$200,000.00 are available in account #905-155-9215-6900 and FY2022 HOME funds in the amount of \$200,000.00 are available in #905-155-9218-6900 for FY2026 First Time Homebuyer Activities; and

WHEREAS, the funds will be held in trust with County Counsel Berry, Sahradnik, Kotzas & Benson, PC.

NOW, THEREFORE BE IT RESOLVED by the **BOARD OF COMMISSIONERS**, of the **COUNTY OF OCEAN, STATE OF NEW JERSEY** as follows:

1. The Board of Commissioners hereby authorizes the use of FY2023/FY2024 HOME funds for the FY2026 First Time Homebuyer Activities.
2. The Board of Commissioners is hereby authorized and directed to execute the legal instruments associated with the award of each subsidy.
3. The contract number must be placed on all papers, documents, invoices and vouchers pertaining to said contract being number CC 2026-54.
4. Copies of this Resolution shall be forwarded to the County Comptroller/CFO, County Auditor, Director of Management and Budget, County Planning Director and County Counsel.