



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

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Board Meeting Agenda

Date: January 18, 2023 - 4:00 PM
Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Awarding Contracts to Homes for All, Inc.; O.C.E.A.N., Inc.; Housing Alliance, Inc.; and Homes Now, Inc. to provide Community Housing Development Organization (CHDO) projects - FY19, FY20, FY21 and FY22, in the total amount of \$1,360,931.00. (CP2023-41)

Official Resolution#	2023000091						
Meeting Date	01/18/2023						
Introduced Date	01/18/2023						
Adopted Date	01/18/2023						
Agenda Item	p-10						
CAF #							
Purchase Req. #	CP2023-41						
Result	Adopted						
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Joseph H.	✓				✓		
Gary	✓		✓		✓		
Barbara Jo	✓				✓		
Virginia E.	✓			✓	✓		
John P.	✓				✓		

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

NO. CP2023-41

RESOLUTION

January 18, 2023

WHEREAS, the Home Investment Partnerships Program requires a minimum of fifteen percent of the Ocean County Consortium's annual HOME funds be allocated to qualified Community Housing Development Organizations (CHDO's) for the production of affordable rental housing; and

WHEREAS, the Consortium has set aside a total of \$300,000 in FY2019, \$365,000 in FY2020, \$365,000 in FY2021, \$417,000 in FY2022 and \$260,000 in HOME Program Income for a total of \$1,707,000 in HOME funds for CHDO sponsored projects; and

WHEREAS, the County issued a Request for Proposals (RFP) for CHDO sponsored projects and subsequently received four (4) proposals from qualified CHDO's for eligible activities; and

WHEREAS, said proposals have been received and reviewed by the Planning Department Evaluation Committee and the Consultant Selection Committee established by the Board; and

WHEREAS, the Consultant Selection Committee recommends funding to the following eligible projects sponsored by:

CHDO	Project	Allocated Amount	Funding Source	Account(s)
Homes For All, Inc. 680 Hooper Avenue Building B, 2 nd Floor Toms River, NJ	Acquisition and rehabilitation of two (2) single-family units	\$550,000	FY2019 - \$300,000 FY2020 - \$250,000	905-155-9204 905-155-9207
O.C.E.A.N., Inc. 40 Washington St. Toms River, NJ	Rehabilitation of thirty-two (32) affordable rental units located at Emerald Terrace in Brick, NJ	\$486,086	FY2020 - \$115,000 FY2021 - \$365,000 HOME Program Income - \$6,086	905-155-9207 905-155-9210 905-155-9107
Ocean Housing Alliance, Inc., 605 Bay Ave. Point Pleasant Beach, NJ	Rehabilitation of Joan Valentine House rental units located in Point Pleasant Beach, NJ	\$220,345	HOME Program Income - \$220,345	905-155-9116 905-155-9119 905-155-9123 905-155-9129 905-155-9132 905-155-9142 905-155-9147
Homes Now, Inc., 2141 NJ-88 Brick, NJ	Rehabilitation of Dottie's House rental units in Brick, NJ	\$104,500	FY2022 - \$72,000 HOME Program Income - \$32,500	905-155-9213 905-155-9102 905-155-9112

WHEREAS, these Agreements are awarded in compliance with the provisions of N.J.S.A.19:44A-20.4 et seq., the New Jersey "Pay-to-Play" Law.

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

1. The Director and Clerk of the Board are hereby authorized and directed to enter into and execute CHDO Agreements, and any other documents necessary for the completion of the specific eligible projects described above, allocating HOME funds in the amount of \$300,000 for FY2019, \$365,000 for FY2020, \$365,000 for FY2021, \$72,000 for FY2022 and \$258,931 for HOME Program Income to qualified Community Housing Development Organization's for the production of affordable rental housing.
2. In accordance with HOME regulations, these funds must be committed in the Federal Cash Management System no later than March 1, 2023 for FY2019, FY2020, FY2021, FY2022 and HOME Program Income funds.
3. The contract number must be place on all paper, documents, invoices and vouchers pertaining to said contract.
4. A certified copy of this resolution shall be made available to: the Ocean County Planning Department, County Comptroller, County Auditor, Homes For All, Inc., O.C.E.A.N., Inc., Ocean Housing Alliance, Inc., and Homes Now, Inc.