OLD BRIDGET TOWNSHIP COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DRAFT Consolidated Annual Performance Evaluation Report

DRAFT FOR PUBLIC REVIEW

September 10, 2026 through September 15, 2026

The public comment period for the 2025 CAPER will be held from September 10, 2026 through September 25, 2026, a period of no less than 15 days. Citizens have 15 days to review the document and submit comments. Citizen comments on the plan should be submitted to Anahita Feltz, Business Administrator, at Old Bridge Township Municipal Building, same address as above. Comments may also be submitted via email to businessadmin@oldbridge.com. All citizen comments submitted on or before 4:30 pm on September 25, 2026 will be considered in preparing the final report. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the final CAPER.

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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.

Through the completion of a wide range of projects, the Township of Old Bridge has continued to make progress in achieving the goals of both the 5-Year Consolidated Plan, which covers plan years 2025 – 2029; and the goals of the 2025 Action Plan, which is the first year of the 2025-2029 Consolidated Plan. During this first year, the Township has renewed its commitment and dedication to completion of both public service and public facility and infrastructure projects throughout the Township.

In addition, Old Bridge Township proposed and executed public services that benefited its senior citizens, disabled, and financially stressed members of the community. The Township completed nine public facility projects, upgrading public buildings and a park with ADA improvements, ensuring access to vital community resources for all members of the Township and completed one roadway reconstruction project, in an eligible low-mod residential area. The Township has also begun two public facility and infrastructure projects – Cheesequake Village Stormwater Reconstruction and an ADA improvement project – that will be completed in PY2026 and reported on in the 2026 CAPER.

The accomplishment numbers reported below are taken from an evaluation of each individual activity completed during the 2025 Program Year rather than from the PR-23 report. The PR-23 report will only capture closed accomplishment data which has been completely drawn down and thus will not reflect activities that have been accomplished within the year, but remain open for additional accomplishment in the following years.

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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 and planning	Administration and Planning	CDBG: $	Other	Other	5	1	20.00%	1	1	100.00%
Public Facilities	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	30356	867.31%	0	30356	
Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2760	55.20%	4900	2760	56.33%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	10433	695.53%	700	10433	1,490.43%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

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

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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.

All CDBG funds spent during PY 2025 were used for high priority needs, including senior services, food resources, public infrastructure improvements and public facility improvements. Ensuring that CDBG funding was spent on servicing and assisting the goals supporting the CDBG Program, the Township utilized only 15.28% on Planning and Administrative (PA) costs and 12.03% on Public Services (PS), both remaining well under the respective caps of 20% and 15%. Old Bridge continued to allocate funding to priority services with the greatest impact on the community.

Public Facilities expenditures totaled $359,401.43. This includes nine projects to remove architectural barriers and improve ADA access at the Municipal Court and Township Police Department. The Township also made facility improvements to the Senior Center to improve senior programming and experience. The Township's public infrastructure project was street reconstruction on Stevens Avenue, within an eligible LMA block group. The Township's Public Services total expenditures were $55,536.38 to support the Township's Frail Eldery program, senior transportation service, a senior services and food assistance program, and also includes counseling for elderly households relative to housing, health, finance and related issues.

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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	26,283
Black or African American	2,974
Asian	6,067
American Indian or American Native	260
Native Hawaiian or Other Pacific Islander	5,205
Total	**40,789**
Hispanic	4,788
Not Hispanic	36,001

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

Narrative

Old Bridge Township continues to provide an array of services to all families and individuals of various racial and ethnic groups ensuring fair housing rights and opportunities to services that serve and meet HUD's national objectives. Note that some beneficiaries are undercounted as a number of people choose not to identify their race, ethnicity, or income level, or just identify as "Hispanic" only so they are not able to be counted in these statistics. Also, all those who identified as "other" or more than one race have been included in the "Native Hawaiian or Other Pacific Islander" category in the chart above.

In addition to the Limited Clientele project accomplishments reported above, the Stevens Ave project is a Low-Mod Area Project. This project is estimated to benefit 2,760 Township residents.

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	979,197	566,316

Table 3 - Resources Made Available

Narrative

The CDBG Resources Made Available include $ 593,007.17 of unexpended funds from previous years, the new CDBG grant funds of $360,622, plus an additional $25,568 in Program Income. The Township expended $566,316.17, and therefore will carry an unexpended CDBG amount of $412,881 into the 2026 program year.

The Township also has expended the final $5,600 of their CDBG-CV funds to help mitigate the impacts of the COVID-19 pandemic and plan for future pandemics.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low/Mod Areas	20	14	Low/Mod eligible areas
Township Wide	80	86	Township

Table 4 – Identify the geographic distribution and location of investments

Narrative

Roughly 14% of the funds expended ($70,000) were on the LMA road reconstruction project. The rest of the expended funds were on township wide efforts.

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 funding through its own local resources and encourages service providers to seek private funding for social services as well. Old Bridge Township CDBG funds do not serve as the sole source of funding for any of its recipients/partners. All the social service providers have various streams of funding available to them and in many cases the funding received from the CDBG program represents a small portion of their overall budget.

Public property used to address the needs identified in the plan included road paving of public streets in eligible census areas, as well as the Senior Center, Municipal Court Room and Police Department Community Room.

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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.

The Township did not fund housing activities in the 2025 Program Year.

Discuss how these outcomes will impact future annual action plans.

Currently the Township utilizes Affordable Housing Trust Fund dollars to support their housing goals. There may be a need to utilize CDBG funds in the future.

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 Township is both aware of and active in addressing affordable housing needs. In 2017, the Township adopted its Third Round Affordable Housing Plan to fully address the existing components of the Township's affordable housing obligations for the period 1987-2025. These include the Prior Round (1987-1999), new construction obligation of 439 units, a rehabilitation obligation of 127 units and a Third Round (1999-2025) and new construction obligation of 1,396 units. The Township's Affordable Housing Trust Fund is utilized to meet the housing obligations.

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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

The Middlesex County Board of Social Services and the Office of Human Services provide counseling programs for homeless persons and emergency assistance. The Comprehensive Emergency Assistance System (CEAS) Committee coordinates homeless strategies and programs countywide. Outreach efforts include the annual Point in Time survey.

Outreach also occurs on both a formal and informal basis at food pantries, such as the local food bank, which the Township supports with CDBG funds. As front-line providers of services, some of which go to homeless individuals, food bank staff accumulate insight into the homeless population's needs and challenges. That staff, in turn, help formulate the Township's CDBG plans and help implement those plans.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2025 Action Plan did not include activities to address emergency shelter or transitional housing needs using CDBG funds.

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

Among the services provided to the Township's elderly residents with CDBG support are housing and financial advice to help those residents remain in their homes. Senior residents were aided with the CDBG-supported senior services in 2025, and continue to be served in greatest numbers by Old Bridges's CDBG priority projects and services.

On a broader scale, the Township is active in countywide planning and implementation to head off homelessness for those most at risk, including populations being discharged from public institutions and systems.

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 Township supports the transition to permanent housing by participating in the County Continuum of Care and other joint efforts at addressing homelessness, transition, and permanency.

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

Actions taken to address the needs of public housing

Both the Township and the Old Bridge Housing Authority coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance. The Housing Authority manages the Section 8 program on a day-to-day basis.

The Housing Authority was involved in planning the 2025-2029 Five-Year Annual Action Plan.

There were no plans to use CDBG funds in 2025 to support public housing, but the ongoing dialogue is important to the planning done by both groups.

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

The Old Bridge Housing Authority operates a Section 8 voucher program only and therefore does not have residents' councils. The Authority provides homeownership information to interested Section 8 voucher participants.

Actions taken to provide assistance to troubled PHAs

The Old Bridge 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)

In the development of the 2022 Action Plan, the Township evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. The Township reviewed this information as part of the Five-Year Consolidated Plan process undertaken in 2025. Based on this evaluation, the Township determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing.

As noted in the 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plans, based on information gathered during community meetings, the primary barriers to affordable housing in Old Bridge continue to be housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

In 2017, the Township adopted its Third Round Affordable Housing Plan to fully address the existing components of the Township's affordable housing obligations for the period 1987-2025. These include the Prior Round (1987-1999), new construction obligation of 439 units, a rehabilitation obligation of 127 units and a Third Round (1999-2025) and new construction obligation of 1,396 units. The Township's Affordable Housing Trust Fund is utilized to meet the housing obligations.

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

The primary obstacle to meeting underserved needs is a lack of funds. There are many needs in all of the areas - public facilities, public services, infra-structure, and economic development – and municipal resources go only so far. The Township, through both staff and consultants, is constantly looking for additional funding sources to address the unmet needs identified in our community. We routinely attract state, federal, regional, and private funding for improvements and services that aide the community at large and lower income neighborhoods and residents in particular.

The Township is also committed to ensuring access to existing community resources for elderly and disabled residents. ADA improvements and senior transportation remain consistent priorities among the Township's effort to move access barrier for the most vulnerable residents.

The development of more and better jobs for low- and moderate-income persons would help reduce the scale or scope of needs as well. In this vein, the Township undertakes economic development projects to

attract and retain employers and works with local and regional job training entities to enhance residents' work skills.

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

The Township addresses lead paint issues through the activities of its Health Department and in conjunction with Middlesex County's Department of Public Safety and Health, which provides lead screenings, lead education and links to related services.

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

The Township supports programs and activities that promote a stable and growing economy. Business assistance loans and guarantees are available to firms that wish to expand. In return for below market rate loans and support these firms pledge to create jobs for low and moderate-income persons. Many of these loans are to small and very small firms that offer growth potential for the community and the region.

Since 1975, the Township has been providing financial assistance through direct grants as well as technical and advisory assistance to non-profits and community agencies that administer a wide variety of programs for lower income residents. These programs have an immediate impact on primary needs of the low-income population and the causes of poverty. CDBG provides the core funding for critical basic needs including elderly care and the Food Bank.

In sum, the programs currently operated represent coordinated efforts to address housing and economic issues that impact poverty.

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

The Township Council, through the Office of Community Development, has the ultimate responsibility in assuring that the priority needs of the Consolidated Plan are met. The Office provides the funding and technical assistance to the non-profit housing developers and service providers, and Township agencies and authorities for projects that meet the needs documented in the plan. The Township's housing and community development programs are administered by the Office of Community Development, working with a number of other Township agencies, county offices, and not-for-profit service providers. The Township is also a member of the Middlesex County Home Consortium.

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

The Township maintains a close relationship with State and County organizations that provide assistance to low- and moderate-income persons as well as the homeless.

The Comprehensive Emergency Assistance System (CEAS) Committee coordinates homeless strategies

and programs countywide. Though various regional entities and the CEAS work well together, there are opportunities for improved coordination and communication. All agencies involved in these efforts are seeking new ways to better serve their target populations and the general public.

Various county agencies, not-for-profit organizations, and service providers engaged in a consultative process to develop the Township's Action Plans. The Office of Community Development staff asked the Health Officer to provide data on the lead-based paint hazard. The Office of Community Development has established procedures to ensure coordination with the relevant Township Departments, including Finance, Engineering and Public Works.

The Township maintains a very close relationship with the Middlesex County CDBG Program. Efforts are also coordinated with the programs in other municipalities on specific issues. The Township has worked closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Township Office of Community Development maintains a positive relationship with the builders, developers, Housing Authorities and financial institutions in the County and the region. This collaborative approach has created affordable housing projects throughout the Township.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

No major impediments regarding fair housing or affordable housing that require action by the Township have been identified. The Township is aware of rising housing costs in the community and continues to fund its housing and economic development programs, assisting low-income households to cope with these rising costs. The Township will continue to make certain its public policies are not discriminatory and consider policies in light of their impacts on housing affordability.

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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 Township's Community Development Program standards and procedures for 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.

The CD Program continued to carryout monitoring activities and internal audits to ensure that it complies with all CDBG program requirements. The Program has followed the procedures and requirements published by HUD. The Township worked closely with particular entities in the execution and monitoring of the programs described in the Action Plan

Action Plan activities were monitored through the use of checklists and forms to facilitate uniform monitoring.

Fiscal monitoring included review and approval of budgets, compliance with Grant Agreements, approval of vouchers and reviews of fiscal reports and sub-recipient audits.

Monitoring of sub-recipients occurred through regular telephone and on-site monitoring visits.

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.

Old Bridge Township placed the CAPER document on public display for a period of the required 15 days, from September 10, 2026 through September 25, 2026. Copies were placed in the Community Development Office at the Municipal Building, the Library and on the Township's website. A public hearing was also held on September 23, 2026 to share information on program performance with members of the public and accept public comment. The public was notified of the public comment period and public hearing by an advertisement which appeared in the local publication *Home News Tribune.*

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.

Ongoing assessments of community needs, as well as success and failures of the Township's CDBG program in addressing those needs suggest that no significant changes are needed in the program's objectives at this time.

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	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

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