



2020-2024 FIVE-YEAR CONSOLIDATED PLAN AND FIRST YEAR ANNUAL ACTION PLAN

Community Development Block Grant Program

JUNE 4, 2020

AMENDED SEPTEMBER 16, 2020

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Contents

| | |
|--|----|
| Executive Summary..... | 3 |
| ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) | 3 |
| The Process | 7 |
| PR-05 Lead & Responsible Agencies - 91.200(b) | 7 |
| PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)..... | 8 |
| PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) | 10 |
| Needs Assessment | 13 |
| NA-05 Overview | 13 |
| NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) | 14 |
| Housing Market Analysis..... | 16 |
| MA-05 Overview | 16 |
| A-45 Non-Housing Community Development Assets - 91.410, 91.210(f) | 18 |
| MA-50 Needs and Market Analysis Discussion..... | 23 |
| MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) | 27 |
| MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) | 29 |
| Strategic Plan | 31 |
| SP-05 Overview | 31 |
| SP-10 Geographic Priorities - 91.415, 91.215(a)(1) | 32 |
| SP-25 Priority Needs - 91.415, 91.215(a)(2)..... | 33 |
| SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) | 42 |
| SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) | 43 |
| SP-80 Monitoring - 91.230 | 45 |
| Expected Resources | 46 |
| AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) | 46 |
| Annual Goals and Objectives | 48 |



| | |
|---|----|
| AP-35 Projects - 91.420, 91.220(d) | 49 |
| AP-38 Project Summary | 50 |
| AP-50 Geographic Distribution - 91.420, 91.220(f) | 62 |
| AP-85 Other Actions - 91.420, 91.220(k) | 63 |
| Program Specific Requirements..... | 64 |

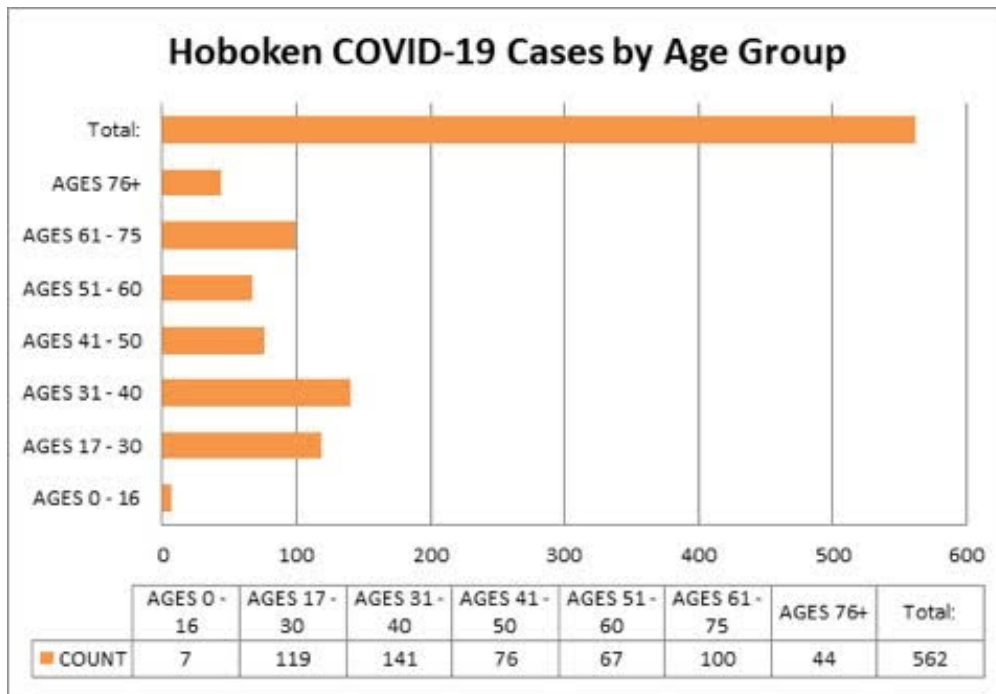
Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The initial draft of the City of Hoboken Five-Year Consolidated Plan was written during the Spring of 2020 -- during the initial stay-at-home order issued by the State of New Jersey in response to the COVID-19 pandemic. Hoboken and the Hudson County region were (and continue to be) dramatically affected by a high rate of infections as well as the economic impact felt by other areas where local economies have been stalled. The impacts complete impact of COVID-19 on the City of Hoboken cannot yet been fully assessed in time for the submission of this Plan. It is extremely likely this Plan will be updated during its Five-Year life cycle to incorporate the full extent of the COVID-19 pandemic. Unemployment rates matched only by the Great Depression are likely to result in housing instability as well as create a higher demand for public service.

The data and planning initiatives that have been used to educate the initial submission of this Plan will almost certainly be revised to more accurately reflect new market conditions, needs and priorities of a City responding to the full impact of COVID-19 as well as one making itself more resilient to future outbreaks.



City of Hoboken COVID-19 Cases by Age (as of 5/29/2020)

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has selected the following projects for funding from its 2020 Community Development Block Grant annual allocation. This does not include Administrative costs -- budgeted at just 10% of the award (\$109,119).

3. Evaluation of past performance

The City has been receiving assistance directly from HUD under the CDBG program as an "entitlement community" since 2015. In its initial Five-Year Consolidated Plan (2015-2019) and intervening Annual Action Plans the City was able to reach the stated goals and complete all but a few remaining projects. The City's relatively high-level of success suggests its approach to relying heavily on partner organizations (i.e., Hoboken Housing Authority, local nonprofits) will continue to pay dividends in the coming Five-Years.

4. Summary of citizen participation process and consultation process

The City of Hoboken relied heavily on the input from attendees of its Focus Groups conducted in February 2020. Focus Groups on 4 different topics were well-attended and provided valuable information to the creation of this Plan -- including nineteen (19) Hoboken Housing Authority residents in attendance at the public housing Focus Group. While the City met the requirements of its Citizen Participation Plan to conduct two public hearings during the preparation of the Plan, no members of the public attended those hearings (one in person, one online). The first hearing was held at the Hoboken Multi-Service Center on March 5 -- just as guidance was being issued to prevent the spread of the virus and just a week before the first confirmed case in Hoboken City. The 2nd public hearing was held using video conferencing software on June 1 -- an evening where the nation was largely consumed with the nation-wide protests resulting from the death of George Floyd. The City is optimistic it will see strong citizen participation in the future as it did in previous years.

The City elected to amend its Citizen Participation Plan to include the application of waivers issued by HUD in response to the COVID-19 pandemic. Specifically, the City has opted to use an expedited public review period in order to expedite its access to CDBG funding to respond to and prevent the transmission of COVID-19 and other viruses. The amended Citizen Participation Plan can be found on the City's CDBG webpage at: <https://www.hobokennj.gov/resources/community-development-block-grant-program>.

SHARE YOUR VOICE!



Resident Meeting

WHEN: Monday, February 10th 3:30pm

WHERE: Fox Hill Gardens Community Room

WHY: To share your input with the City of Hoboken for the Five-Year Consolidated Plan. This plan directs how federal Housing and Urban Development (HUD) grant dollars are spent in the City. Resident input is important!

For more information contact:
Melissa Walsh at Triad Associates
(856) 690-9590





Resident Focus Group Flyer English

¡Comparte Tu Voz!



Reunion de los residentes

CUANDO: Lunes, 10 de febrero a las 3:30

DONDE: El cuarto comunitario de
Fox Hill Gardens

PORQUE: Compartir su opinión con la Ciudad de Hoboken para el Plan Consolidado de Cinco Años. Este plan dirige cómo se gastan los dólares federales de subsidio de Vivienda y Desarrollo Urbano (HUD) en la Ciudad. ¡La entrada de los residentes es importante!

Para mas informacion contacte:
Melissa Walsh en Triad Associates
(856) 690-9590





Resident Focus Group Flyer (Spanish)



5. Summary of public comments

No comments were received during the public hearings. However, robust discussions about needs and priorities were discussed at the Focus Groups. A summary of those comments has been included in the Citizen Comment document section of this Plan.

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

All comments were accepted.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 | HOBOKEN | Department of Community Development |

Table 1– Responsible Agencies

Narrative

The Consolidated Plan is prepared by the City of Hoboken's Department of Community Development. Assistance was provided by Triad Associates (Vineland, NJ) in organizing focus groups, drafting text and preparing maps.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Hoboken implemented a robust series of consultations to educate this Consolidated Plan. In addition to the requisite public hearings and comment periods, the City held a series of focus groups on various topics associated with the Consolidated Plan. Government agencies, location and regional nonprofits, local residents, City officials and the local housing authority all participated in the focus groups. In addition, the City held a public hearing during the public comment period for the CARES Act Amendment to this Plan.

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(I)).

Since the City began receiving funding directly from the CDBG program in 2015 when it became an entitlement community, there has been a strongly relationship between the City and the Hoboken Housing Authority. In fact, a large percentage of the City's allocation has traditional been dedicated to projects at the Housing Authority. The City also works very closely with organizations providing health, mental health and other services as evidenced by the significant amount funding provided to organizations such as Hoboken Family Planning.

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

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

The Hudson County Division of Housing and Community Development serves as the chair of the Hudson County Alliance to End Homelessness (HCAEH). The HCAEH acts as Hudson County's Continuum of Care (CoC) and leads meetings on a bi-monthly basis to discuss the needs of the homeless service system and clients experiencing homelessness. The City regularly participates in meetings and planning with the HCEAH as part of the HUD Continuum of Care Program.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

| | | |
|---|---|--|
| 1 | Agency/Group/Organization | CITY OF HOBOKEN |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | City staff participated in multiple focus groups and public hearings. |

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

No agency types were excluded from the process.

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 | | |

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City enjoys a strong working relationship Hudson County, the State of New Jersey and adjacent units of government. The City's is unaware of any goals or priorities in this Plan that conflict with those entities.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Focus Groups conducted by the City in February 2020 were helpful in educating this Consolidated Plan. Focus Groups were held to solicit feedback on the following topics:

- Housing;
- Social Services; and
- Youth Services.

In addition, the City held a focus group specifically for residents of the Hoboken Housing Authority to provide feedback and insights to the needs of those residents. In total nineteen (19) residents from the Housing Authority attended.

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 | Residents of Public and Assisted Housing | Response was significant. In total, nineteen (19) residents attended | Residents of the Hoboken Housing Authority provided valuable information on the physical needs of HHA properties as well as the social service, economic development other needs of low and moderate income residents. | All comments were accepted. | |

| 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) |
|------------|------------------|--|--|--|--|---------------------|
| 2 | Public Hearing | Non-targeted/broad community Residents of Public and Assisted Housing | The City held an in-person public hearing at Hoboken Multi-Service Center on March 5, 2020. No one from the public attended. | Not applicable. | Not applicable. | |
| 3 | Public Hearing | Non-targeted/broad community | The City held a virtual public hearing using online video conferencing software on June 1, 2020. No one from the public attended. | Not applicable. | Not applicable. | |
| 4 | Public Meeting | Residents of Public and Assisted Housing | The City conducted a focus group with residents of the Hoboken Housing Authority on February 10, 2020. Nineteen (19) housing authority residents attended. | A summary of the comments received is appended to this Plan. | All comments were accepted. | |
| 5 | Public Meeting | Non-targeted/broad community | The City conducted a Focus Group on February 10, 2020 on Youth Services. Six (6) local nonprofit organizations and one (1) resident attended. | A summary of the comments received is appended to this Plan. | All comments were accepted. | |
| 6 | Public Meeting | Non-targeted/broad community | The City conducted a Focus Group on February 20, 2020 on Social Services. Five (5) local nonprofit organizations attended. | A summary of the comments received is appended to this Plan. | All comments were accepted. | |

| 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) |
|------------|------------------|--|--|--|--|---------------------|
| 7 | Public Meeting | Non-targeted/broad community Residents of Public and Assisted Housing | The City held a focus group on February 10, 2020 on Housing Needs. Three (3) local nonprofit organizations and the Hoboken Housing Authority attended. | A summary of the comments received is appended to this Plan. | All comments were accepted. | |
| 8 | Public Meeting | Non-targeted/broad community Residents of Public and Assisted Housing | The City held a virtual public hearing on September 10, 2020 to solicit feedback on the CARES Act Substantial Amendment. | A summary of the comments received is appended to this Plan. | All comments were accepted. | |

Table 4– Citizen Participation Outreach

Needs Assessment

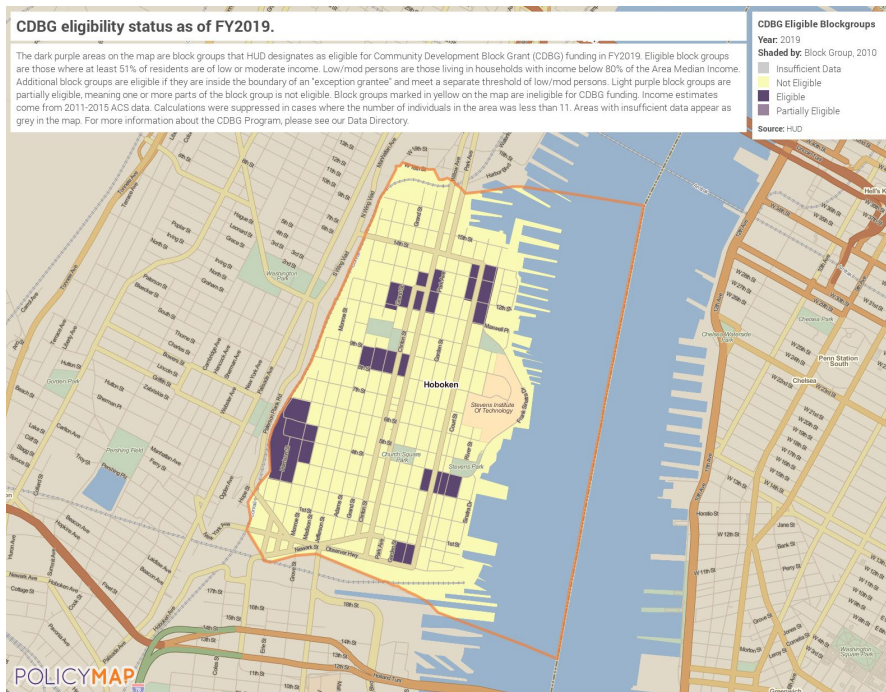
NA-05 Overview

Needs Assessment Overview

This 2020-2024 City of Hoboken Consolidated Plan is a comprehensive document promoting a coordinated approach to its housing, non-housing and community development needs. Through funding established by the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program this process coordinates the investment of CDBG dollars for planned programs and activities eligible under the Federal Program.

This Consolidated Plan requires a detailed "needs assessment" which encompasses housing needs for the community, homeless needs, non-homeless needs, special needs and non-housing and community development needs. With limited Federal and State funding to provide those services locally, many of those needs and services are supplied outside of the local jurisdiction and the County or the State of New Jersey are the point-of-contact for such assistance. In further narrative those areas of support will be detailed.

The following plan will report on the needs and possible solutions for the City of Hoboken with the aid and assistance of its own Entitlement stream of Community Development Block Grant (CDBG) funds.



CDBG-Eligible Block Groups

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Hoboken, as part of the Hudson County Consortium, has been able to fund public facility improvements. For the purposes of this plan, “public facilities” include neighborhood facilities, senior centers, municipal buildings, libraries and homeless shelters. Such projects in the past have included the construction of an annex and retrofit of stairs and sidewalks at the Community Center, facility improvements at local senior centers, facility improvements at City parks and the installation of new curbs and sidewalks in certain “Designated Target Neighborhoods” (DTN).

Additional projects include improvements to the Hoboken shelter, the only homeless shelter in Hoboken and the improving of common areas at Hoboken Housing Authority properties.

The City will also look to address ways to prevent, prepare for and respond to COVID-19 by improving public facilities in ways that will serve the low- and moderate-income population in Hoboken.

How were these needs determined?

Public facilities needs are determined via regular communication with City Officials and local organizations that own and operate the facilities.

Describe the jurisdiction's need for Public Improvements:

The City is faced with the physical problems of older public improvements including streets, water and sewer systems, and public buildings. Thus, the need to repair and replace aging infrastructure is ongoing. The repair of roads, sidewalks and public spaces are necessary to support neighborhood livability objectives. These activities provide visual evidence of neighborhood improvements and directly reinforce the efforts being made in maintaining and upgrading the housing stock.

How were these needs determined?

Public improvement needs are determined through regular communication with City Officials responsible for the maintenance and upkeep of these systems.

Describe the jurisdiction's need for Public Services:

A Priority Need of the City of Hoboken CDBG Program is the continued support of programs and activities under the public services funding subcategory. Such groups and organizations support child

care, the needs of homelessness, youth mentoring, local soup kitchens, food pantries, substance abuse counseling, educational/after school programs and seniors. CDBG rules and regulations mandate that only 15% of funds in one program year can support such programs and services. Hoboken will in the future use its cap funding to the fullest for a wide-array of public service needs of the community. The City will allocate resources to eligible recipients who serve precisely the groups which CDBG regulations state are eligible.

Many public services also cater to the specific needs of women in-crisis, domestic violence and programs for the Hispanic community so they are able to integrate into the social mainstream. All stated services are available to the general public at all times.

Due to the recent pandemic COVID-19 Hoboken sees addressing the pandemic as an immediate pressing need. The City will look to address ways to prevent, prepare for, and respond COVID-19 by distributing funds to public service organizations that will benefit the low-mod population of Hoboken.

How were these needs determined?

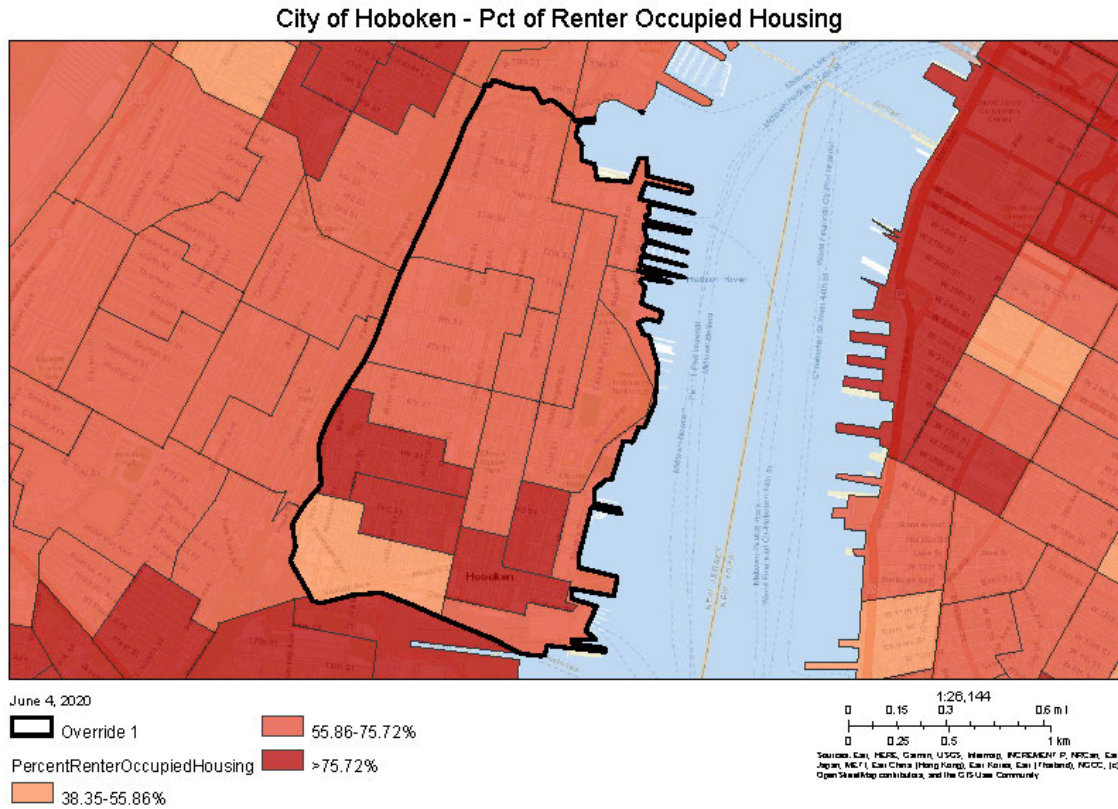
Public service needs are determined through regularly communication with government agencies and local nonprofits providing these services. The City enjoys a strong working relationship with organizations providing public services as evidenced by its regularly funding of those projects with its CDBG allocation.

MA-05 Overview

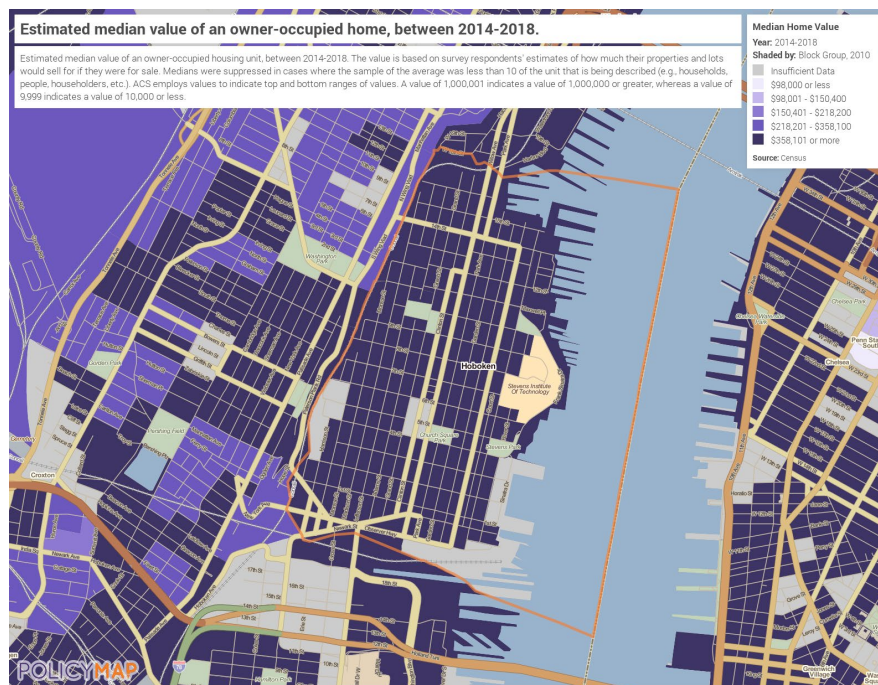
According to the 2014-2018 American Community Survey the average household size in Hoboken is 2.06 while the State of New Jersey's demographic is 2.71. There are 27,308 occupied households with 2,176 total units vacant according to the 2014-2018 American Community Survey. The 2014-2018 American Community Survey reports that of the City's 25,132 total occupied, 8,224 or 32.72% are owner-occupied units and 16,908 or 67.28% are renter-occupied units. The 2010 Census reported that the homeowner vacancy rate is 0.7% and the rental vacancy rate is 4.3%.

City of Hoboken - Pct of Owner Occupied Housing





Pct Renter Occupied Housing



Median Home Value of Owner Occupied Homes

A-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The following table shows an employment profile for the City. The information is derived from HUD 2011-2015 ACS Data specially provided for the Consolidated Plan.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 17 | 0 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 2,799 | 3,180 | 9 | 18 | 9 |
| Construction | 701 | 320 | 2 | 2 | 0 |
| Education and Health Care Services | 3,891 | 4,377 | 13 | 24 | 11 |
| Finance, Insurance, and Real Estate | 6,271 | 2,164 | 21 | 12 | -9 |
| Information | 2,403 | 1,490 | 8 | 8 | 0 |
| Manufacturing | 961 | 241 | 3 | 1 | -2 |
| Other Services | 1,076 | 868 | 4 | 5 | 1 |
| Professional, Scientific, Management Services | 6,952 | 1,824 | 23 | 10 | -13 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 2,393 | 1,742 | 8 | 10 | 2 |
| Transportation and Warehousing | 726 | 1,471 | 2 | 8 | 6 |
| Wholesale Trade | 1,582 | 491 | 5 | 3 | -2 |
| Total | 29,772 | 18,168 | -- | -- | -- |

Table 5 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 36,390 |
| Civilian Employed Population 16 years and over | 34,915 |
| Unemployment Rate | 4.04 |
| Unemployment Rate for Ages 16-24 | 9.29 |
| Unemployment Rate for Ages 25-65 | 3.48 |

Table 6 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 18,140 |
| Farming, fisheries and forestry occupations | 1,005 |
| Service | 1,040 |
| Sales and office | 8,235 |
| Construction, extraction, maintenance and repair | 335 |
| Production, transportation and material moving | 330 |

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 6,955 | 21% |
| 30-59 Minutes | 21,400 | 65% |
| 60 or More Minutes | 4,615 | 14% |
| Total | 32,970 | 100% |

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 445 | 30 | 760 |
| High school graduate (includes equivalency) | 1,365 | 280 | 580 |
| Some college or Associate's degree | 2,460 | 135 | 525 |
| Bachelor's degree or higher | 27,495 | 850 | 2,190 |

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 25 | 50 | 50 | 325 | 690 |
| 9th to 12th grade, no diploma | 70 | 45 | 205 | 560 | 475 |
| High school graduate, GED, or alternative | 420 | 460 | 620 | 1,145 | 850 |
| Some college, no degree | 2,435 | 800 | 590 | 885 | 375 |
| Associate's degree | 30 | 285 | 245 | 325 | 80 |
| Bachelor's degree | 2,020 | 12,955 | 4,360 | 2,640 | 255 |
| Graduate or professional degree | 290 | 5,695 | 3,365 | 1,515 | 380 |

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 36,641 |
| High school graduate (includes equivalency) | 41,039 |
| Some college or Associate's degree | 41,274 |
| Bachelor's degree | 80,023 |
| Graduate or professional degree | 92,238 |

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Hoboken are (Education and Health Care Services), (Arts, Entertainment, Accommodations), (Finance, Insurance, and Real Estate) and (Professional, Scientific, Management Services). Jobs in these industries account for 63.5% of the jobs in Hoboken.

Describe the workforce and infrastructure needs of the business community:

Employers are concerned with the adequacy of infrastructure and the constant pressure to innovate in order to compete in an urban core marketplace. This is especially true along the retail, restaurant and entertainment sectors of employment in Hoboken. Educators are most concerned with dynamic and insightful teachers replacing ones who retire and with the wear and tear on educational facilities which have to keep up with the needs of the student body. The primary employment sector of finance, real estate and insurance mostly commute to New York City. The attractiveness and the affordability of housing in Hoboken, relative to New York City, ensures that this will be true for some time.

As stated in Hudson County's Consolidated Plan, the most pressing need of the local business community is the adequacy of the transportation network and infrastructure. As the population of Hoboken continues to grow, traffic congestion is a constant for residents and consumers alike. Alternative modes of transportation should be encouraged with pedestrian improvements, bike lanes,

increased bus service and mass transit, to aid in the efforts of persons getting to work, school or the downtown areas.

As shown in tables above and described below there are a lack of jobs for those with blue collar backgrounds and those that fit into the Low-Mod category. Those that work in construction, manufacturing jobs are lacking, while warehousing and transportation workers are in need. While many of the jobs that require at least a Bachelor's Degree are saturated with workers that may find it hard to find employment in these highly competitive industries such as finance and banking especially in the New York Market, competing with applicants from around the world.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Real Estate is still booming in Hoboken but most new projects investing capital into the city are in the form of residential projects. Though a recently revised and approved development plan on the southern border of Hoboken on vacant land owned by NJ Transit was recently presented that would develop 1.3 Million Square Feet of commercial office space. The plan would allow for some residential space if part of the site is not found to be financially feasible for commercial space. If made residential it would be required to designate 205 of its units as affordable.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2011-2015 American Community Survey data, the City of Hoboken had an unemployment rate of 4.04%, less than half of the New Jersey unemployment rate of 8.8% for that same survey. In Hoboken, there are 29,772 workers and only 18,168 jobs. The unemployment rate is more than double the City average in 16-24 age group as opposed to older age groups. This suggests that as younger members of the workforce leave school and enter the workforce, they are struggling to find employment. The population of Hoboken 25 years of age and older is extremely well educated, with 77.48% of the population 25 and older having at least a Bachelor's Degree. Approximately 59.8% of those with a Bachelor's Degree or higher are between 25 and 34.

According to the 2011-2015 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- **Agriculture, Mining, Oil and Gas Extraction** –0% of the sector workforce is utilized
- **Construction** –45.6% of the sector workforce is utilized
- **Finance, Insurance, and Real Estate** –34.5% of the sector workforce is utilized
- **Information** –62 % of the sector workforce is utilized
- **Manufacturing**–25.1 % of the sector workforce is utilized

- **Other Services**-80.7% of the sector workforce is utilized
- **Professional, Scientific, Management Services** –26.2% of the sector workforce is utilize
- **Public Administration** –0% of the sector workforce is utilized
- **Retail Trade** –72.8% of the sector workforce is utilized
- **Wholesale Trade**-31% of the sector workforce is utilized

The City of Hoboken is also experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- **Arts, Entertainment, Accommodations** –88 % of the sector jobs are filled
- **Education and Health Care Services** –88.9 % of the sector jobs are filled
- **Transportation and Warehousing** –49.4% of the sector jobs are filled

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Hoboken does not maintain a workforce training initiative; however, Hudson County does have a fully functioning “Workforce Investment Board” and “One-Stop Career Center” which provide significant job training and job placement programs. These are supported by Hudson County Community College which collaborates with the initiative and offers other educational and training programs for those seeking new employment or looking for a career change.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Hoboken does participate in the Hudson County CEDS program. As well, Hoboken is part of the NJ Urban Mayors Association urban focused CEDS for the North Central Region of New Jersey.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Cost burden and severe cost burden represent the most prevalent housing problem in Hoboken. According to the 2011-2015 CHAS, approximately 27.54% of households in Hoboken are cost burdened, meaning they spend 30 percent or more of their income on housing costs. Over 21.8 percent of the City's households are in the three lowest HUD income categories and face difficulties in obtaining affordable housing that is decent and safe. These populations are concentrated in the City's low/mod Census Tracts.

Because of the amount of poverty spread throughout the City, it may be reasonably asserted that households with multiple housing problems are not concentrated in any particular area. The City's low/mod areas are all in need of reinvestment through owner and rental housing rehabilitation.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A concentration of a minority group can be considered when an area or census tract has a population of 10 or more percentage points higher than that race/ethnic group's percentage of the city's total population. Hoboken's race/ethnicity composition is 82% White, 3.09% Black, 9.14% Asian, 2.09% Some Other Race and 3.38% Two or More Races. 15.77% of Hoboken's population is Hispanic. In Hoboken there are minority concentrations in the following areas:

Black concentration in Census Tract 190- 17.83% black

Asian Concentration in Census Tract 192-20.78% Asian

Hispanic Concentration in Census Tract 190-47.99% Hispanic

By looking at just the census tract level, only Census Tract 190, with a 59% low mod population, has an over 50% low mod population, according to the 2020 HUD Data. Hoboken as a whole has a 26.92% Low-Mod Population, according to HUD.

Census Tracts 190 and 192 are adjacent to each other in Southwest Hoboken, adjoining Jersey City. A concentration of poverty is considered an area where 40 percent or more of the population is living below poverty. Hoboken does not have any areas that meet this classification.

What are the characteristics of the market in these areas/neighborhoods?

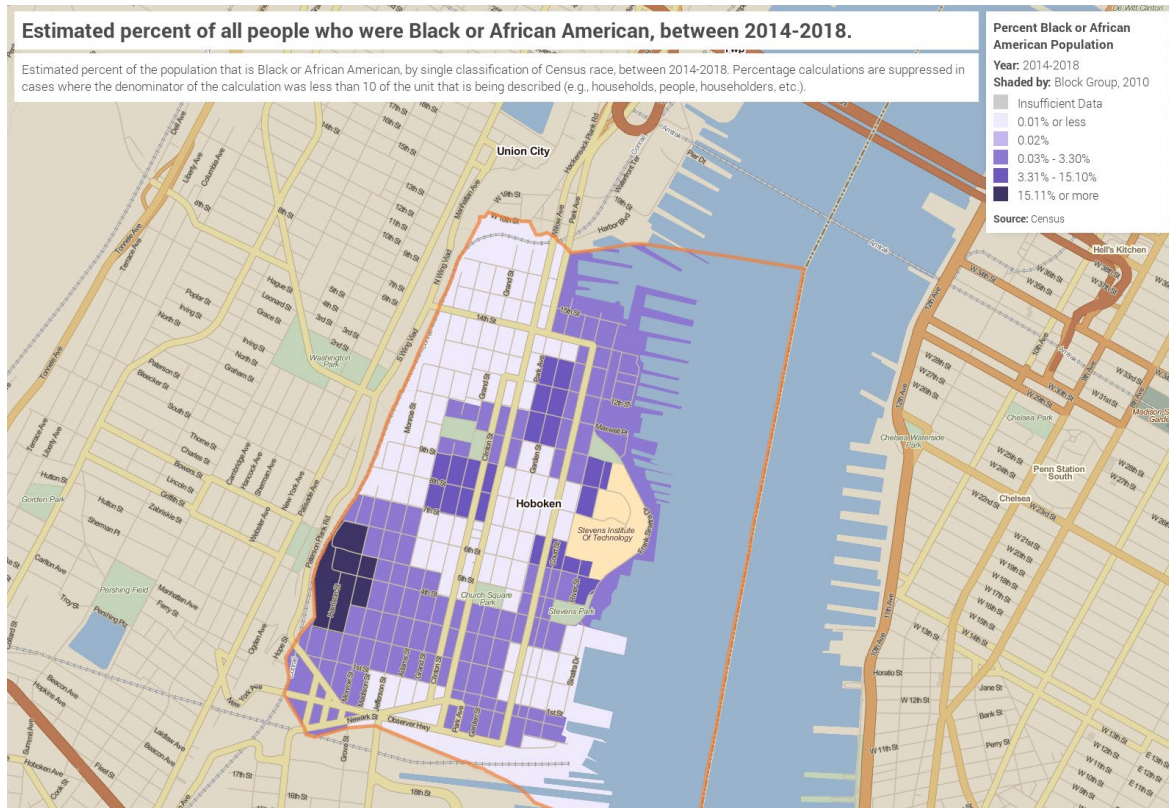
These areas are where large amounts of the City's affordable housing and Hoboken Housing Authority properties are located. Large parts of the neighborhoods were formerly industrial due to its proximity to rail lines and ports. In recent times many formerly industrial properties have been repurposed as residential or office/commercial space. There have also been many new large residential projects developed in the area as well.

Are there any community assets in these areas/neighborhoods?

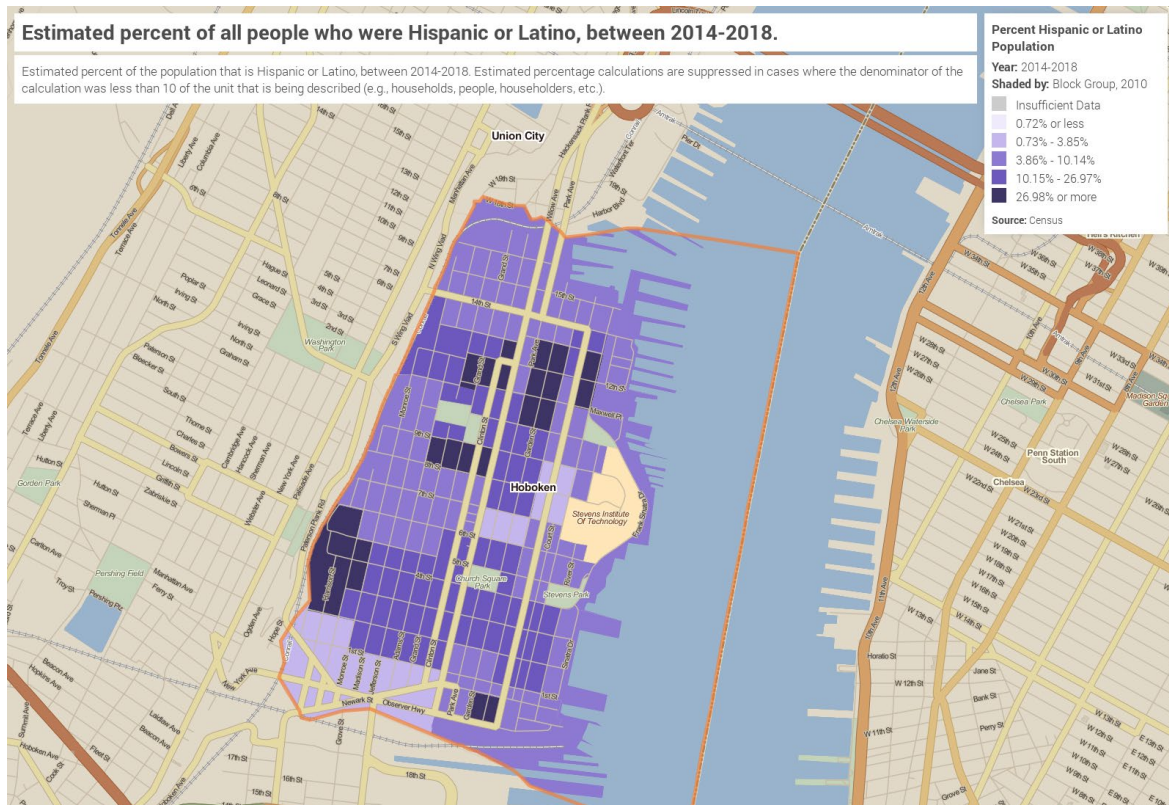
There are several community parks throughout the neighborhoods that have minority concentrations, including Mama Johnson Park, Southwest Park and Jackson Street Park. Along with several schools and churches .

Are there other strategic opportunities in any of these areas?

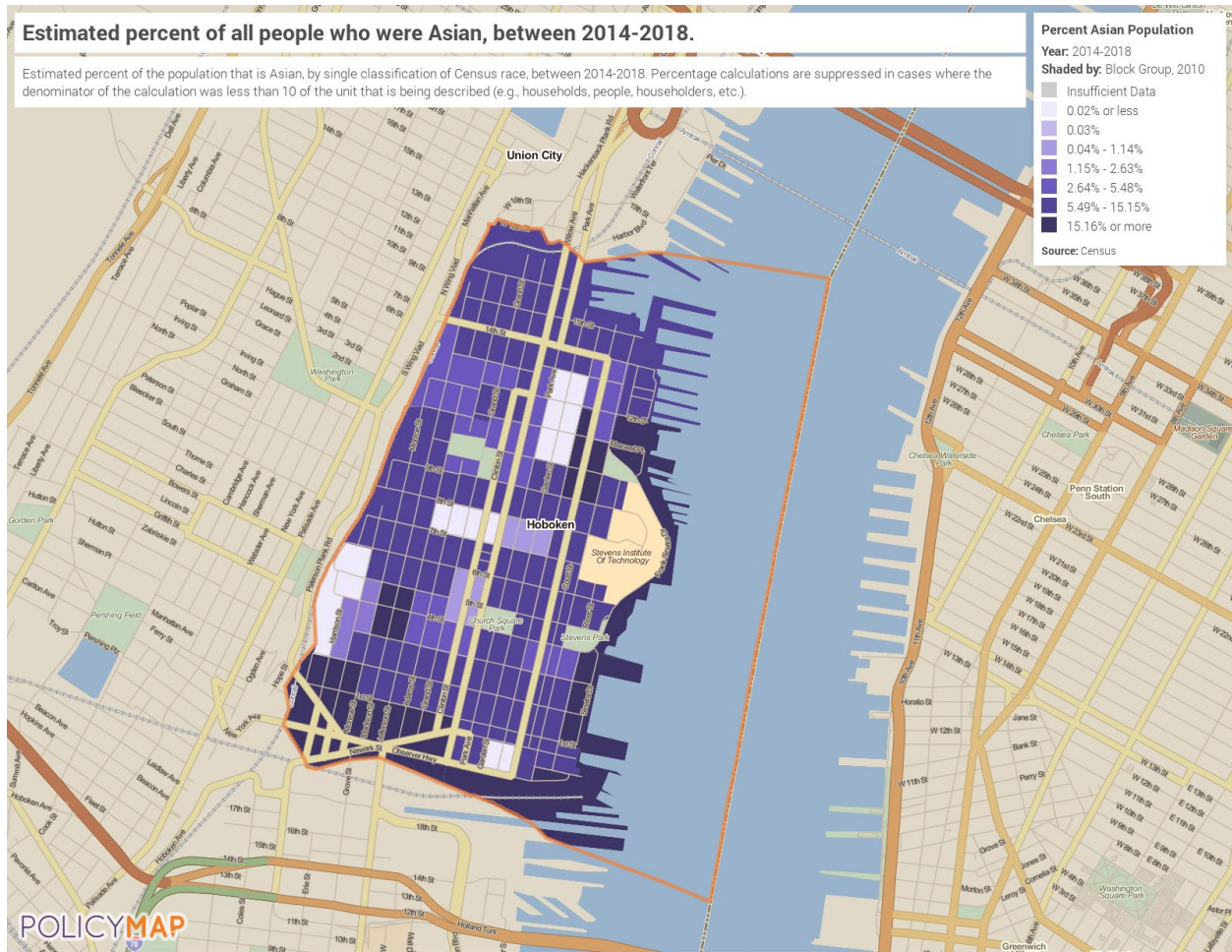
Hoboken's location in close proximity to job centers in New York and Jersey City is an asset that has led to rising property values and increased interest in possible commercial projects as well. Its high density allows for Hoboken to be very walkable and the plethora of public transportation options doesn't hinder mobility and makes it an attractive place for people to live and work. The areas with minority concentration are where the 2nd Street Hudson Bergen Light Rail Station is located, which is a neighborhood asset as in a densely populated like Hoboken, public transportation proximity spurs development, 34% of households in Hoboken do not have a vehicle. The area is also adjacent to a possible new development site currently owned by New Jersey Transit which will possibly add over 1 Million Sq., Feet of Commercial office space to Hoboken.



Pct Black or African American



Pct Hispanic or Latino



Pct Asian

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

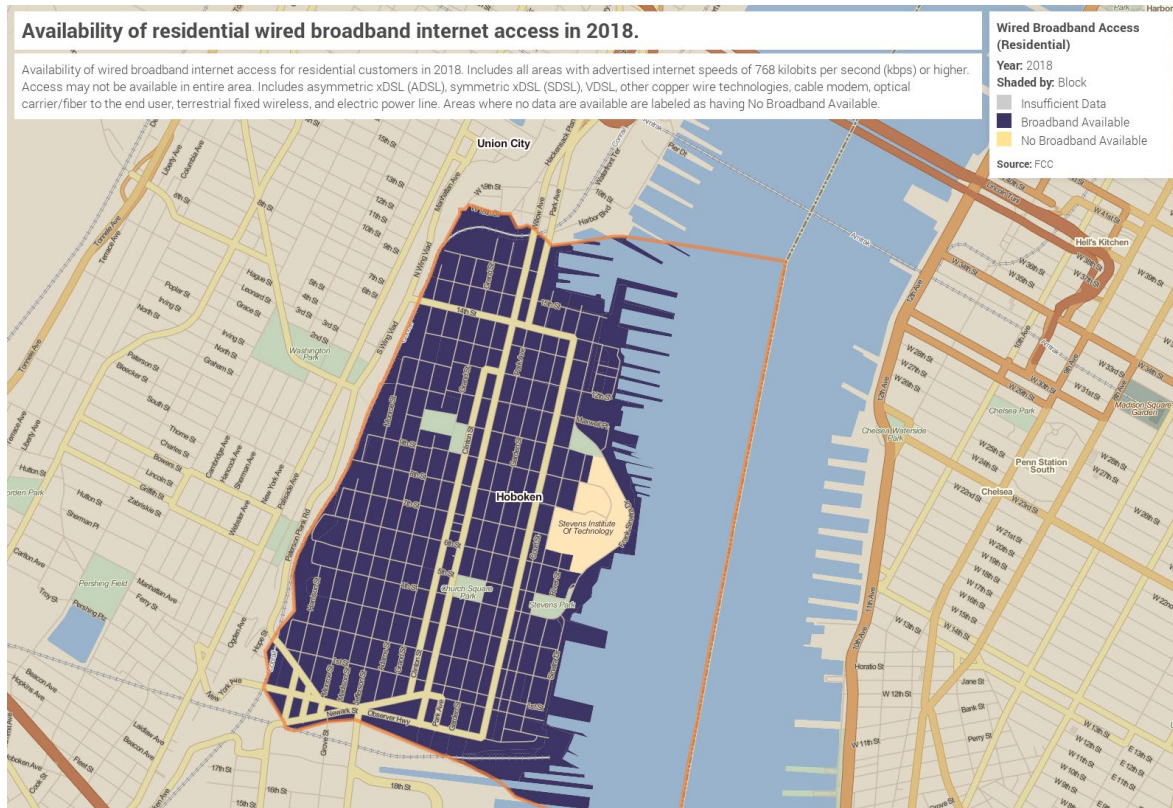
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2014-2018 American Community Survey, currently 92.83% of households in Hoboken have Broadband internet connectivity, this rate is the highest of any municipality in Hudson County, where 83.42% of households have Broadband Connectivity. 84.09% of households in the state have broadband.

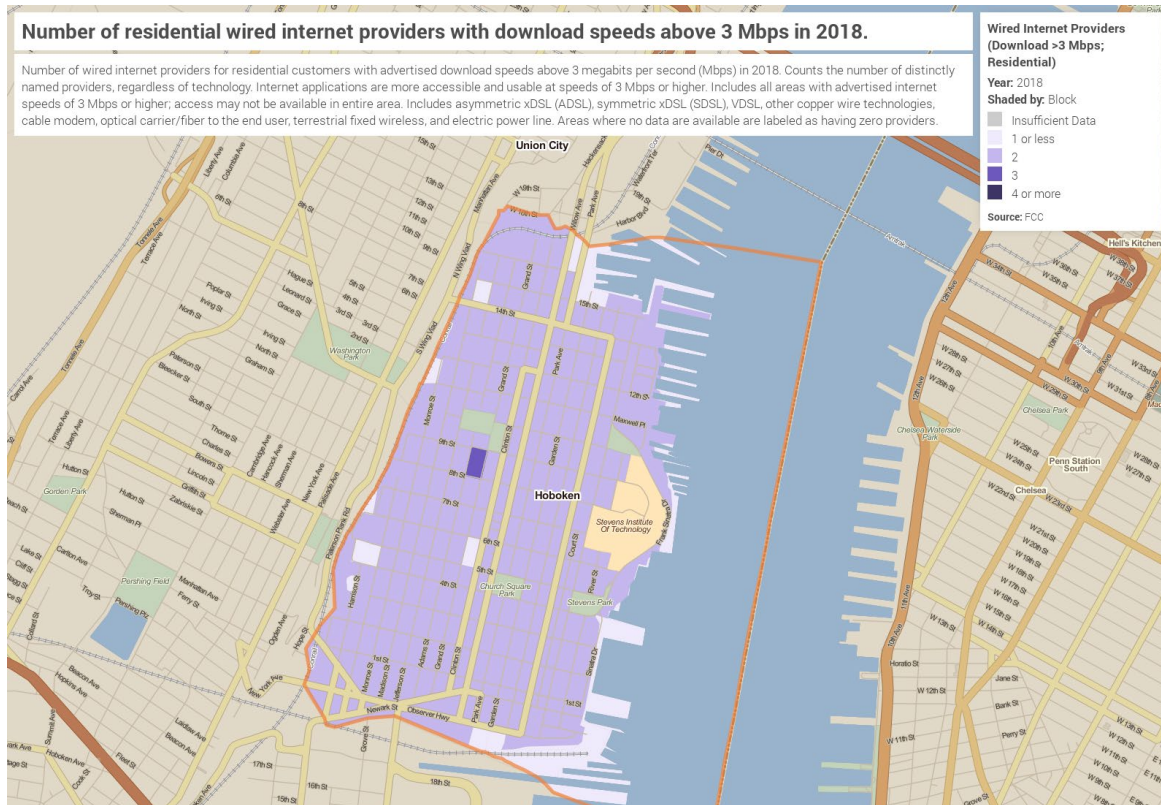
Hoboken has an exception so its Low Mod rate is 38.78%, there are ten block groups in the City considered low/mod. Just taking those ten block groups into account, 85.01% households in the low/mod areas of Hoboken have Broadband Internet connectivity. Just looking at the areas with the five highest low- mod percentages, 80.06% of households in these areas have broadband connectivity.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to data from the FCC, almost all residential areas of Hoboken have at least 2 wired broadband providers. Competition drives prices down to compete with each other, with a monopoly there is no alternative offering the service.



Availability of Residential Broadband



Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

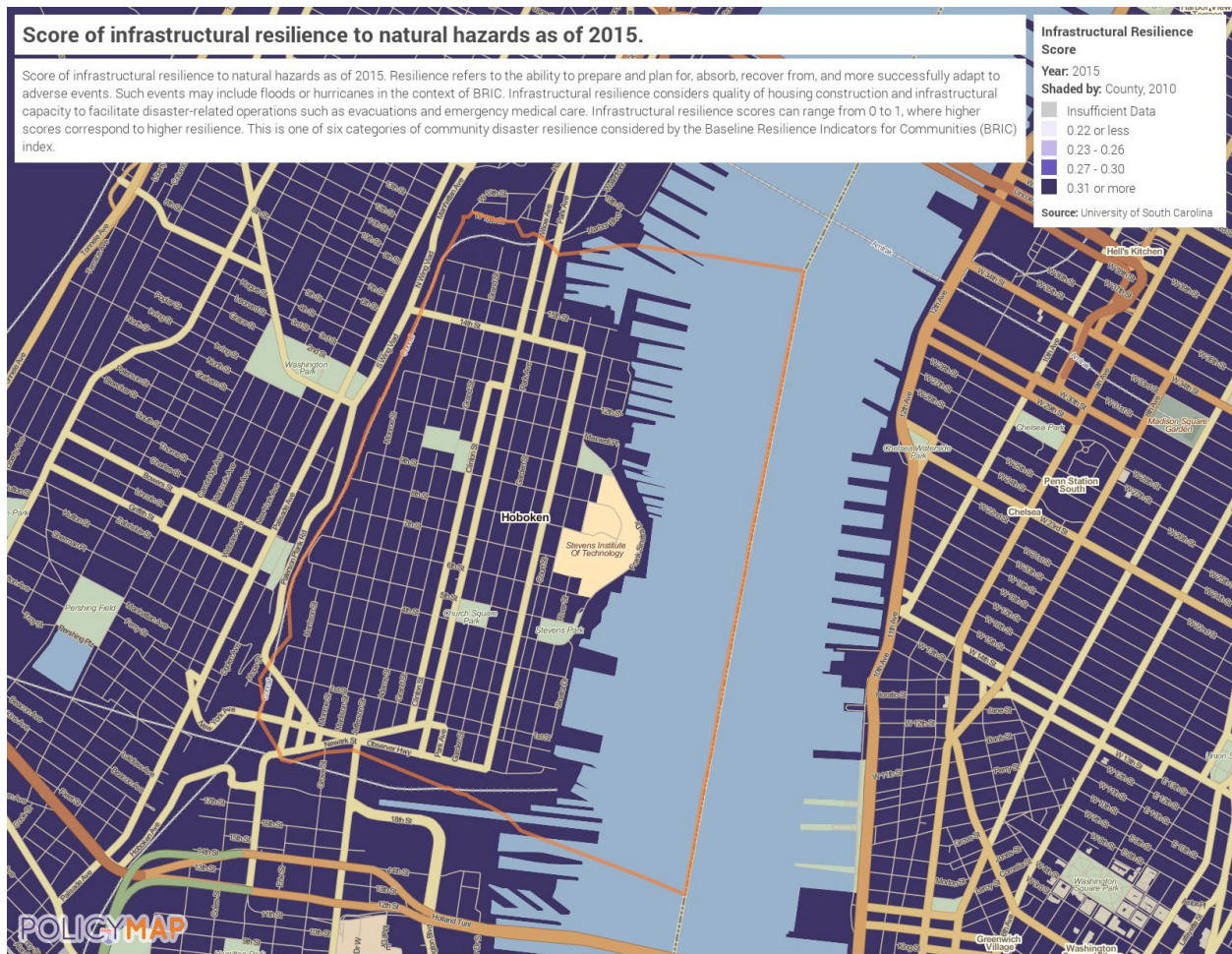
Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2018 Hoboken Master Plan Reexamination Report, "The effects of climate change continue to threaten the quality-of-life of Hoboken residents. It is anticipated that the future will bring rising sea levels, more frequent and intense storm events, higher temperatures, and longer heat waves. As an urban coastal city, Hoboken is particularly vulnerable to these impacts, which can threaten the health of residents, the economy, natural resources, and infrastructure

According to the 2015 Hudson County Hazard Mitigation Plan, approximately 80% of the City of Hoboken lies within a special flood hazard area (SFHA).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There are ten (10) primarily low- and moderate income block groups in Hoboken. Half of those are in non-flood prone areas, in the higher elevation parts of the City closer to downtown along Washington and Hudson Streets and a block from the Hudson River in the interior of the City, these higher elevated areas include the entire of the Stevens Institute of Technology Campus. Approximately 20.51% of housing units in Hoboken are in Low Mod Areas. Approximately 10.07% of housing in Hoboken is located in low mod areas prone to flooding.



Infrastructure Resilience to Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Hoboken will continue to support local and Hudson County efforts to provide housing, non-housing and community development initiatives within the CDBG regulations to assist low and moderate-income persons and families. The goals and objectives of regional and local HUD programs are to provide resources to the most underserved populations. Such activities along this continuum are additional subsidized rental “Housing Choice Vouchers”, public facility improvements and additional funding for regional and local Economic Development initiatives which ensure neighborhood stabilization and market viability for local residents and workforce. Funding will be directed toward local and regional initiatives, public service organizational support, and the maintenance and replacement of vital infrastructure as curbs, sidewalks and roads.



SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City does not intend to allocate investments geographically within the jurisdiction.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

| | | |
|---|------------------------------------|--|
| 1 | Priority Need Name | Programs and Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| | Geographic Areas Affected | |
| | Associated Goals | New and Expanding Programs and Services Address Obstacles to Fair Housing Choice |
| | Description | Programs and services that serve households earning less than 80% of area median income by family size continue to be a high priority. These programs tend to be run by local nonprofit corporations. The types of beneficiaries include individuals, families and the homeless as well as senior citizens and individuals with disabilities. |
| | Basis for Relative Priority | The relatively high cost of operating a program in Hoboken that serve this population require significant support. Investment in public services was a high priority among the focus groups convened to educate this Consolidated Plan. |
| 2 | Priority Need Name | Places and Facilities |
| | Priority Level | High |

| | | |
|---|------------------------------------|--|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Improvement of Public Spaces & Facilities |
| | Description | A high priority for the use of CDBG includes improving public spaces and facilities, including those owned by nonprofits. |
| | Basis for Relative Priority | Modernization and rehabilitation of public facilities and services is critical to the ongoing access and delivery of public services. |
| 3 | Priority Need Name | Affordable Housing Investments |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents |
| | Geographic Areas Affected | |
| | Associated Goals | Maintain Affordable Housing Address Obstacles to Fair Housing Choice |
| | Description | The need to invest in the modernization and rehabilitation of affordable housing, including units in the Hoboken Housing Authority, remain a high priority of the Program. |
| | Basis for Relative Priority | |

| | | |
|---|------------------------------------|--|
| 4 | Priority Need Name | Program Administration |
| | Priority Level | Low |
| | Population | Other |
| | Geographic Areas Affected | |
| | Associated Goals | |
| | Description | The City is committed to maintaining a high-level of administration and oversight of the Community Development Block Grant Program. |
| | Basis for Relative Priority | Ensuring continued compliance and high performance of CDBG investments is critical to maintaining this important funding source in the City. |

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Hoboken has been allocated \$1,091,191 by the US Department of Housing & Urban Development for Program Year 2020 (July 1, 2020 thru June 30, 2021). Projections for amount available in the remaining four (4) years of the Five-Year Consolidated Plan were based on this figure. The City does not anticipate any activities to generate program income. A Substantial Amendment was prepared in September 2020 to program the City's initial allocation from the CARES Act to prepare for, prevent the spread of or respond to the COVID-19 pandemic.

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 Economic Development Housing Public Improvements Public Services | 1,091,191 | 0 | 0 | 1,091,191 | 4,364,764 | |
| Other CDBG-CV | Public-federal | Other | \$641,319 | | | \$641,319 | \$0 | CARES Act Funding |

Table 14 - Anticipated Resources

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

One of the criteria for the selection of potential projects is how well CDBG funds will be leveraged by the applicant. The CDBG program does not have a local match requirement.

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

The City of Hoboken regularly invests in publicly-owned properties with its CDBG allocation. The Hoboken Multi-Service Center is home to several CDBG-funded public service projects. In addition, the Hoboken Housing Authority is regularly-assisted by the CDBG program for modernization and improvement.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---------------------------|-------------------------|--|------------------------|
| The City of Hoboken | Government | Non-homeless special needs Planning neighborhood improvements public facilities | Jurisdiction |
| Hoboken Housing Authority | PHA | Public Housing | |

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City has a strong institutional delivery system dedicated to the Community Development Block Grant. Staff are experienced and continue to seek training on the CDBG program as it evolves, including the issuance of funding to the CDBG program under the CARES Act to respond to and prevent the spread of COVID-19.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | X | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| Street Outreach Services | | | |
| Law Enforcement | | X | |
| Mobile Clinics | | | X |
| Other Street Outreach Services | X | X | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | X |

| Supportive Services | | | |
|------------------------------------|---|---|---|
| Education | X | X | X |
| Employment and Employment Training | X | X | X |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |
| Other | | | |
| | X | X | X |

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Hoboken relies heavily on Hudson County's array of services and an integrated Continuum of Care community of service providers that share information and utilizes the HMIS system to manage service delivery.

There is an expansive list of member organizations in the Hudson County Alliance to End Homelessness (HCAEH) with various services addressing the needs of homeless persons, including those with HIV/AIDS in the County and CoC region. HCAEH has three overarching goals to cover the services needed by the homeless, which are: 1) Prevention and Diversion from Homelessness, 2) Creation of More Housing Opportunities for those Experiencing Homelessness and 3) Improved Coordination and Access to Services. HCAEH offers a website portal which connects individuals and families to resources that can assist with their unique needs.

As well as offering a variety of services through its CoC members, the CoC has in its homeless inventory a number of homeless shelters. According to HUD's 2019 Housing Inventory Count (HIC) reports, there are 339 emergency shelter beds and 45 transitional housing beds for homeless persons in over 20 facilities across the CoC service area. These units are designated for both individuals and families with children that are experiencing homelessness.

There are also over 500 permanent supportive housing beds available for chronically homeless person, homeless veterans, and unaccompanied homeless youth in 23 facilities managed by Catholic Community Services, Collaborative Support Programs of NJ, Communities of Faith for Housing, Covenant House, CSP New Jersey, Garden State Episcopal Community Development, Jersey City Medical Center, United Way and Women Rising. Garden State Episcopal Community Development also runs a shelter for those living with HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths include the wide variety of services provided by HCAEH CoC members that cover the many unique needs of the homeless population in the County. These services can be accessed through their Homeless Services Navigator website portal at <http://hudsoncountyhomeless.com>.

Gaps in the service delivery system are the relative low number of permanent housing provided within the County compared to the need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work with the Hudson County Alliance to End Homelessness to identify ways in which it can affect the need for more permanent supportive housing.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|-----------------|---|----------------------|--|
| 1 | New and Expanding Programs and Services | 2020 | 2024 | Homeless Non-Housing Community Development | | Programs and Services | CDBG: \$750,000 | Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Homeless Person Overnight Shelter: 3000 Persons Assisted Homelessness Prevention: 100 Persons Assisted |
| 2 | Improvement of Public Spaces & Facilities | 2020 | 2024 | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | | Places and Facilities | CDBG: \$175,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted |
| 3 | Maintain Affordable Housing | 2020 | 2024 | Affordable Housing Public Housing | | Affordable Housing Investments | CDBG: \$2,500,000 | Rental units rehabilitated: 1500 Household Housing Unit |
| 4 | Address Obstacles to Fair Housing Choice | 2020 | 2024 | Affordable Housing | | Programs and Services Affordable Housing Investments | CDBG: \$100,000 | Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted |

Table 17 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | New and Expanding Programs and Services |
| | Goal Description | The City will continue to invest in nonprofit organizations serving Hoboken's low and moderate income families. Activities include, but are not limited to, after school and summer programs, food and nutrition programs, day care, health services. Activities may also include projects serving the homeless including the direct support of emergency homeless shelters. |
| 2 | Goal Name | Improvement of Public Spaces & Facilities |
| | Goal Description | The City will continue to identify projects that improve public spaces and facilities that meet a CDBG National Objective. Projects may include further investment into the Hoboken Housing Authority as well as improvements to facilities owned by nonprofits that primarily serve low and moderate income residents. |
| 3 | Goal Name | Maintain Affordable Housing |
| | Goal Description | This goal supports the investment of funding to preserve and modernize existing affordable housing in the City. |
| 4 | Goal Name | Address Obstacles to Fair Housing Choice |
| | Goal Description | This goal is directed tracking the implementation of the City of Hoboken's 2019 Analysis of Impediments to Fair Housing Choice. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is not a recipient of HOME funding. However, it is anticipated that approximately 1,500 residents will benefit from the Plan's investment in the preservation of affordable housing.

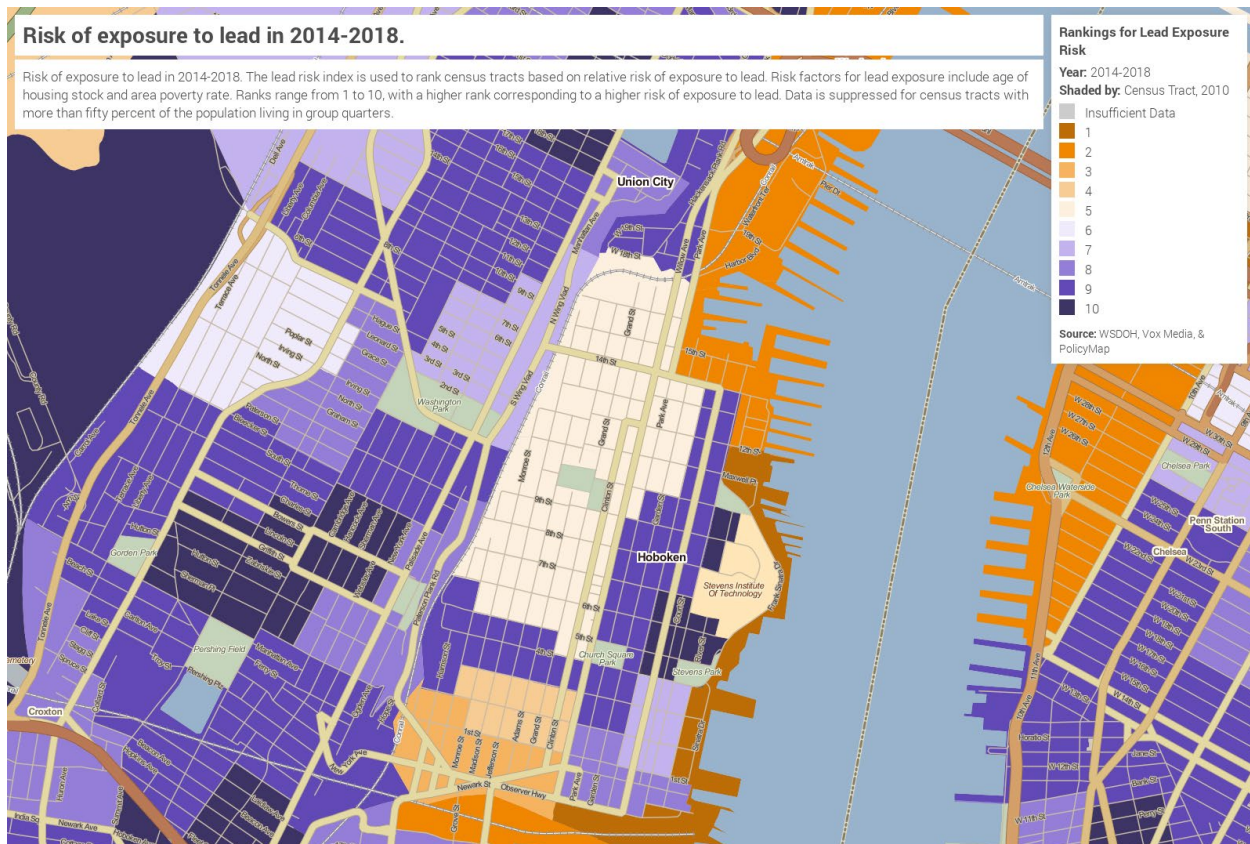
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

While the rehabilitation of private housing is not supported by the City's CDBG program, wherever possible during the implementation of its activities, the City attempts to address lead based paint hazards. The Hudson County Division of Health does have an active lead testing and lead treatment program. The City of Hoboken intends to support those efforts in ensuring that children and adults are aware of the dangers of lead poisoning. In 2019, the County received a Lead Hazard Reduction Demonstration grant to address lead-based paint hazards from approximately 70 homes throughout Hudson County. The County administers the program in conjunction with existing local efforts to identify and educate households where lead-based paint may be present.

How are the actions listed above integrated into housing policies and procedures?

All housing programs administered by the City will adhere closely to HUD guidelines on how to test and remove/abatement of lead-based paint hazards in accordance with HUD standards.



Lead Risk Exposure

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The reduction of families living in poverty remains a high priority for the City of Hoboken and its CDGB program. The City is aware of and supports a number of agencies and programs that provide services and assistance aimed directly at reducing poverty. The Hudson County Comprehensive Emergency Assistance System (CEAS) Committee, which serves as a forum for organizations such as, local government, welfare, shelters, and housing providers, addressing the needs of the homeless throughout Hudson County. The CEAS meetings have become great venues to inform non-profit organizations about the HCAEH homeless and anti-poverty strategies and goals.

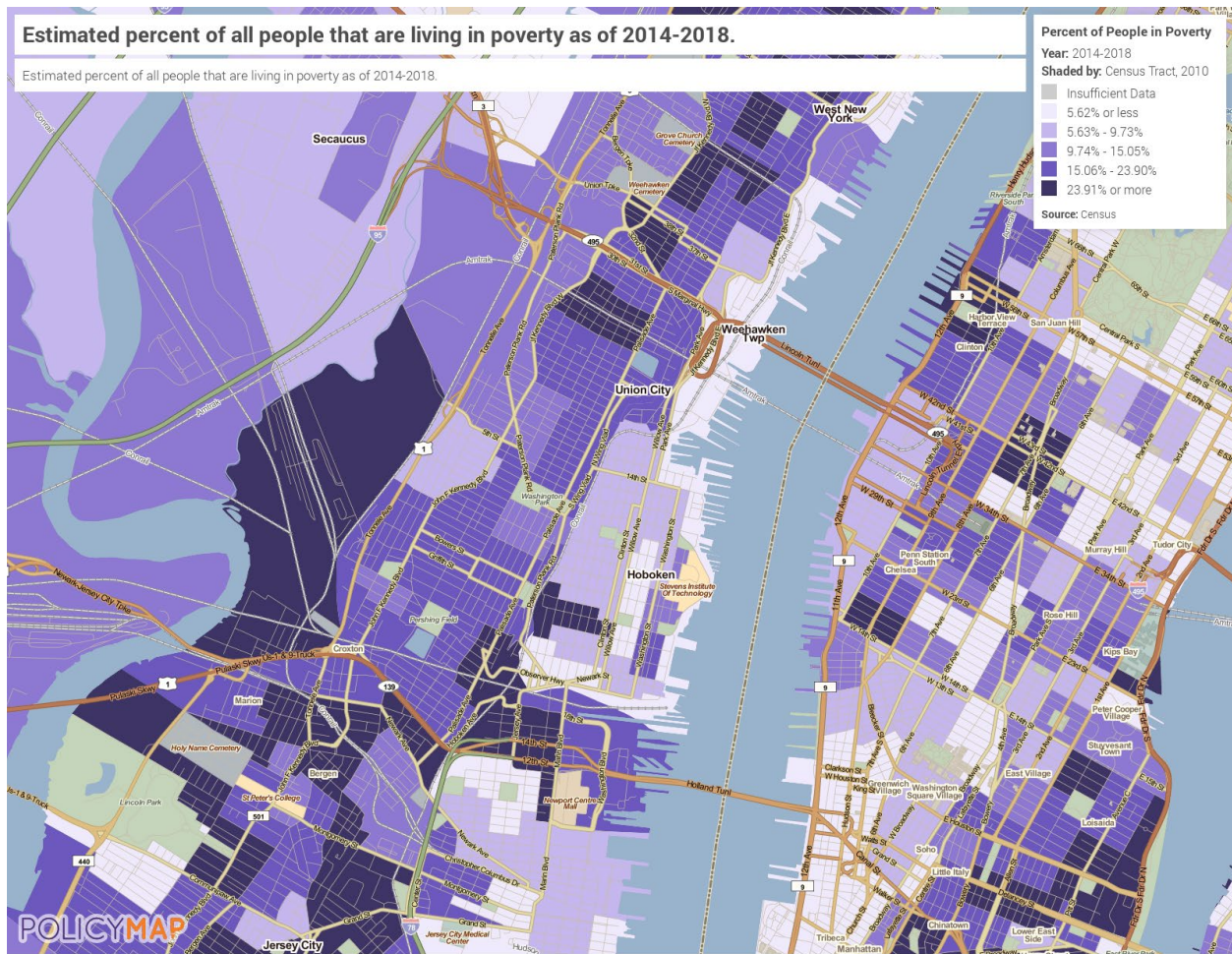
A subcommittee of the CEAS, the Food and Shelter Coalition, meets regularly plays an integral part of the Consortium as well as the HCAEH, providing pertinent information and assisting with the implementation of support services to Hudson County's homeless and at-risk population.

To further improve the coordination of both CEAS and the Food and Shelter Coalition with the HCAEH, beginning in 2020, the CEAS and CoC merged, with the HCAEH expanding its membership to include all of the agencies working towards these goals.

These efforts and others that emerge in the course of receiving applications for programs and services will be implemented throughout the five-year planning period. Hudson County continues to look for new ways to assist this in-need population, as well as improving the use of funding to allow for the assistance of as many individuals and families as possible.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the public service programs that serve families and individuals in poverty are residents of the Hoboken Housing Authority. The City has not only established goals and set funding aside for the implementation and expansion of public services, but has continued to invest in the maintenance and modernization of the affordable units themselves.



Estimated percent of all people that are living in poverty

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Hoboken Department of Community Development in conjunction with the City Administration will administer and monitor the CDBG entitlement program. Performance of contemplated or ongoing community development or housing projects and activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed:

- Performance monitoring
- Public service program income-benefit monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance
- Federal and state program reporting
- Federal Stimulus job creation reporting
- Other Areas of Compliance

The City of Hoboken Department of Community Development will operate monitoring tasks in accordance with the monitoring protocols as designed by HUD. This will include an annual single audit in conformance with OMB Circular 133-A.

Performance Monitoring

HUD CDBG Program Monitoring activities include spot check monitoring of sub-recipients, which occurs at the time of annual invoice receipt and includes a review of reporting information to ensure compliance with the HUD requirement that beneficiaries be lowincome. Comprehensive monitoring includes on-site visits, interviews, telephone contacts and reports. Sub-recipient Agreements are used to establish and measure compliance by grant recipients.

Financial Monitoring

All project costs are paid on a reimbursement basis. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A current report of program activities must also be attached to the reimbursement requisition. The combination of data from the request and the program activities report provide the information necessary to input data into the official HUD IDIS system.

Expected Resources

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

Introduction

The City of Hoboken has been allocated \$1,091,191 by the US Department of Housing & Urban Development for Program Year 2020 (July 1, 2020 thru June 30, 2021). Projections for amount available in the remaining four (4) years of the Five-Year Consolidated Plan were based on this figure. The City does not anticipate any activities to generate program income. In September 2020, the City prepared a Substantial Amendment to this Plan to program its initial allocation from the CARES Act to prepare for, prevent the spread of or respond to the COVID-19 pandemic.

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 Economic Development Housing Public Improvements Public Services | 1,091,191 | 0 | 0 | 1,091,191 | 4,364,764 | |
| Other CDBG-CV | Public-federal | Other | \$641,319 | | | \$641,319 | \$0 | CARES Act Funding |

Table 18 - 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

One of the criteria for the selection of potential projects is how well CDBG funds will be leveraged by the applicant. The CDBG program does not have a local match requirement.

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

The City of Hoboken regularly invests in publicly-owned properties with its CDBG allocation. The Hoboken Multi-Service Center is home to several CDBG-funded public service projects. In addition, the



Hoboken Housing Authority is regularly-assisted by the CDBG program for modernization and improvement.

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 | New and Expanding Programs and Services | 2020 | 2024 | Homeless Non-Housing Community Development | | Programs and Services | CDBG: \$163,679 | Public service activities other than Low/Moderate Income Housing Benefit: 738 Persons Assisted |
| 2 | Maintain Affordable Housing | 2020 | 2024 | Affordable Housing Public Housing | | Affordable Housing Investments | CDBG: \$600,000 | Rental units rehabilitated: 1300 Household Housing Unit |
| 3 | Improvement of Public Spaces & Facilities | 2020 | 2024 | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | | Places and Facilities | CDBG: \$175,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted |

Table 19 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | New and Expanding Programs and Services |
| | Goal Description | The City will continue to invest the maximum allowable portion of the CDBG allocation into new and existing public service programs in the City. |
| 2 | Goal Name | Maintain Affordable Housing |
| | Goal Description | The City will invest in improvements at the Hoboken Housing Authority that directly impact the quality of life of its tenants. |
| 3 | Goal Name | Improvement of Public Spaces & Facilities |
| | Goal Description | The City will invest facade improvements of the building owned and operated by a local nonprofit providing important community services. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

| # | Project Name |
|----|--|
| 1 | Jubilee Center Academic Enrichment (ASCSDC) |
| 2 | TRUE Mentors Project |
| 3 | Family Planning Services & STD Treatment & Awareness (Hoboken Family Planning) |
| 4 | Bus Driver (Boys & Girls Clubs of Hudson County) |
| 5 | Subsidized Day Care (Hoboken Day Care 100) |
| 6 | Administration |
| 7 | Summer Success Program (Hoboken Dual Language Charter School) |
| 8 | Alzheimer's Care Project & Preparedness Program (Act Now Foundation) |
| 9 | Summer Camp (Community Lifestyles) |
| 10 | Generator Replacement (Hoboken Housing Authority) |
| 11 | Rue Building Facade Improvements (HOPES) |
| 12 | Camera Upgrades and System Enhancements (Hoboken Housing Authority) |
| 13 | CV: Hoboken Food Pantry |
| 14 | CV: Hoboken Shelter Operations |
| 15 | CV: Emergency Rental Assistance |

Table 20 – Project Information

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

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | Jubilee Center Academic Enrichment (ASCSDC) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$30,000 |
| | Description | ASCSDC's flagship program is The Jubilee Center in Hoboken. Jubilee Center's year-round programs inspire and expand the world view of low-income students by offering academic enrichment and support, fitness, STEM and the arts. The Center is one of few locations in Hoboken that offer quality out-of-school programs primarily for children living in the public housing community. Each year, the Center also provides more than 19,000 meals to children, mitigating food insecurity among families. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | <p>The Jubilee Center will serve approximately 160 children: 100 children for the summer program and 60 children for the Afterschool program, which includes 20 seventh and eighth grade students through a leadership & entrepreneurship training program.</p> <p>The overall goals and objectives of the Jubilee Center Academic Enrichment are as follows:</p> <p>Objective 1: Students will gain skills in problem-solving, critical thinking and teamwork, while increasing their levels of confidence and motivation</p> <p><u>Goal 1:</u> 90% of students will successfully complete daily homework and summer projects</p> <p><u>Goal 2:</u> 75% of students will complete at least 2 projects during the 7-week summer camp</p> <p><u>Goal 3:</u> 75% of students will maintain or improve their grades in math and literacy during the program year</p> <p>Objective 2: Students will have increased computer literacy skills and become more interested in STEM-related careers</p> <p><u>Goal 1:</u> 100% of students will receive at least 20 hours of instruction and workshops in typing, coding, video production, editing and robotics</p> <p><u>Goal 2:</u> 50% of students will complete 1 STEM-related project during the school year and summer program</p> |
| | Location Description | 601 Jackson Street, Hoboken, NJ |

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| | Planned Activities | <p>For the last decade, the Jubilee Center has been an integral part of the lives of hundreds of children and families living in the Hoboken Housing Authority. It's not just a safe haven, or an afterschool program, or a summer camp. It's a place where children come to learn what's possible, what barriers they can break through, and how to open their eyes and minds to their own greatness.</p> <p>During the school year, children typically receive homework help and individual tutoring from our program counselors and volunteers, which includes students from Stevens Technical Institute. They also participate in daily health and wellness activities like yoga, karate, basketball, dance and free play, as well as a daily healthy snack and hot dinner donated by local restaurants.</p> <p>Due to the COVID-19 outbreak in 2020, The Jubilee Center has transitioned its after school intervention into Jubilee@Home, a comprehensive one-on-tutoring, homework assistance and mentoring program that allows students to have daily interaction, conversations and support from Jubilee staff, via the web.</p> <p>Once the Jubilee Center has been allowed to reopen, the Center plans to provide an 8-week Summer Edu-Adventure Camp. Students will be placed into small groups for projects based on grade level and ability. They will begin their journeys through the math, reading, science, and writing projects led by certified teachers. Students will be able to work at their own pace—collaboratively at times, independently at others. At the end of the summer, Jubilee Center children exhibit their completed projects for their teachers, parents, families and community.</p> |
| 2 | Project Name | TRUE Mentors Project |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$25,000 |
| | Description | Funding will support staff and three growing programs -- Mentoring, Enrichment Clubs, and the Teen Independence Program, all of which are provided to Hudson County youth between ages 7 and 18 free of charge. |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | TRUE Mentors has over 113 active youth participants in at least one of our programs. Of those participants, 24% attend Connors Elementary School, 19% attend Wallace Elementary School, 8% attend Hoboken High School, and 22% attend from Hoboken Middle School. The other 27% attend local charter and private schools with less than 10% attending schools outside of Hoboken. Schools are our main referral source, though our increased enrollment is largely due to word-of-mouth. Over 50% are living with a single parent, have an incarcerated parent, or are being raised by their grandparents. These demographics show that many Hoboken county youth are cut off from the positive adult relationships needed for them to succeed. Research supports that having a mentor, helps children develop a supportive relationship with an adult who can encourage them to make good choices, try new activities, improve academics, and boost self-esteem. This in-turn increases the likelihood that they will transition into independent adults. We are committed to providing free services to support the large majority of low-income families we serve. |

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| | Location Description | 601 Jackson Street, Hoboken, NJ |
| | Planned Activities | <p>The project will support and grow our three programs– Mentoring, Enrichment Clubs, and the Teen Independence Program. Each is provided free of charge to the Hoboken community. Unlike many non-profits, TRUE Mentors does not require low-income vouchers as our programs are free regardless of income status, making it even easier for underserved residents to access the classes, lessons, and activities that would otherwise only be available to youth of means. Last year, TRUE Mentors moved to the Jubilee Center, making us even more conveniently located to our participants living in the housing authority. We also provide monthly all-program field trips including: sport events, performances, local museums, etc. Our Mentoring Program matches youth between ages 7 – 17 (or high school graduation) with a local, adult mentor who becomes their advocate and champion, helping them develop their potential and reach their goals. TRUE Mentors requires mentors and mentees to meet no less than 8 hours per month to engage in activities they both enjoy. It is Hoboken’s only one-to-one mentoring program matching children with adult mentors in the same community. Currently, we have 45 active matches and over a dozen pending mentees and mentors waiting to be matched.</p> <p>Our Enrichment Clubs Program offers weekly group mentoring via a variety of activities on Tuesday evenings (6 - 8 p.m.) at the Jubilee Center. The program provides a safe space for participants to form positive relationships and explore new ideas with their peers. Led and supported by volunteers, Enrichment Clubs are open to participants in second through eighth grade. Youth are allowed to choose between up to three activities including: music, dance, arts and crafts, computer coding, cooking, etc. In addition, there are off-site fields trips and community service activities.</p> <p>In 2019, TRUE Mentors began partnering with Hoboken High School to revamp our Teen Independence Program (TIP) to directly target subjects not covered in typical curriculum. This program is designed to help teens learn different lessons necessary for independent living including: budgeting, understanding a lease, setting and meal plan, etc. In addition, by completing our professional checklist, they gain the hard and soft skills necessary to move into a volunteer opportunity, internship, or part-time employment position. Once completing the checklist, participants are assigned TIP Mentors, adult professionals who can support them in searching for the best professional opportunity to continue their path toward independence. We currently have 16 high school students participating in this program, nearly double the enrollment of previous years.</p> |
| 3 | Project Name | Family Planning Services & STD Treatment & Awareness (Hoboken Family Planning) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$22,331 |
| | Description | The goal of this project is to provide Family Planning Services to a minimum of 115 individuals at our Hoboken Clinic who have low or moderate incomes and have a need of these services and educate and treat when necessary approximately 180 additional individuals in our Hoboken Clinic using our expanded STD Project. The primary target population of this project will be served through conducting 12 seminars at different locations as is convenient for the participants. |
| | Target Date | 6/30/2021 |

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| | Estimate the number and type of families that will benefit from the proposed activities | The target population of this program is low & moderate income individuals predominately female (115 goal for this fiscal year) quarterly reports both Financial and Demographic will be provided to the City of Hoboken on the number of individuals served for the period. Progress on the STD Awareness project will also be provided for the 180 individuals. |
| | Location Description | 124 Grand Street, Hoboken, NJ |
| | Planned Activities | This project is to provide Family Planning Services to a minimum of 115 individuals at our Hoboken Clinic who have low or moderate incomes and have a need of these services and educate and treat when necessary approximately 180 additional individuals in our Hoboken Clinic using our expanded STD Project. |
| 4 | Project Name | Bus Driver (Boys & Girls Clubs of Hudson County) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$20,000 |
| | Description | The Boys & Girls Club received funding from the Fidelity Foundation that enabled us to purchase a new school bus. This has enabled us to provide transportation to youth from all areas of Hoboken. This Project will support the bus driver's salary and benefits. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Participants will be drawn from outlying areas of Hoboken including Columbus and Andrew Jackson Gardens public housing. Youth will be provided structured programming to address their educational, physical, social, and recreation needs. Hoboken is home to some of the highest rates of poverty - 42% of Hoboken youth enrolled in public schools come from economically disadvantaged households which cannot afford traditional out-of-school-time (afterschool and summer) childcare and extracurricular activity options. Combined with the fact that youth spend 80% of their waking hours outside of the classroom, it is no wonder that juvenile crime and crimes against minors peak between the hours of 3:00 pm and 6:00 pm, when parents are still at work and faced with the worry of their child's safety due to issues of affordability and lack of access to quality afterschool programs. When not constructively occupied, youth are three times more likely to engage in risky behaviors such as substance abuse and delinquency, according to the Afterschool Alliance and the Council for a Strong America's October 2019 reporting. Furthermore, both organizations note that for every one child enrolled in an afterschool or summer program, there are two who cannot attend because of familial economic or accessibility circumstances. The Hoboken Boys & Girls Club typically draws its membership from the neighborhoods that habitually demonstrate the lowest income, highest crime, and poorest performing schools. 90% of our membership in 2019 consisted primarily of minorities (38% Black, 33% Hispanic, and 11% Multiracial), 70% of whose family financial circumstances qualify them for free or reduced lunch, and 65% from single parent families. |
| | Location Description | 123 Jefferson Street, Hoboken, NJ |

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| | Planned Activities | The Hoboken Boys & Girls Club will transport and provide afterschool and summer programming to kindergarten-8th grade youth throughout Hoboken. After a hot meal (during the school year), youth will then be directed to Power Hour for homework assistance, and a variety of activities encompassing Education and Career Development; the Arts; Health and Life Skills; Sports, Fitness & Recreation; and Character and Leadership Development. Examples of activities include gardening, basketball and flag football leagues, cooking, arts and crafts, computer literacy, reader's theater, and STEAM (science, technology, engineering, art, and math) led by professional staff and volunteers. Full-day programming during the summer includes these activities as well as weekly field trips to locations as varied as the Liberty Science Center to America's Grow-a-Row to Sandy Hook to roller skating. Youth also participate in special events with many of our local companies and organizations including Fidelity, Power Crunch, Hudson Table, Stevens Institute, Ernst & Young, Best Buy, NICE Systems, Hoboken Rotary, Party with Purpose, and many others. |
| 5 | Project Name | Subsidized Day Care (Hoboken Day Care 100) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$25,000 |
| | Description | Hoboken Day Care 100 is a non-profit organization that provides subsidized child care services to low and moderate income families. Hoboken Day Care 100 also provides child care at very low rates to families that may be over the income threshold and therefore not eligible for subsidized childcare but who would not be able to afford the exorbitant rates at other local childcare centers. Hoboken Day Care 100 charges \$1075 per child per month which includes a nutritious food program. Hoboken Day Care 100's mission is to provide quality childcare at affordable rates. Hoboken Day Care 100 has been located in the Multi-Service Center for 48 years and has serviced close to 3350 families in that time. CDBG funding will make it possible to give families deeper subsidies. Families need these subsidies because the State of New Jersey vouchers have been relatively stagnant for decades. Minimum wages are rising. Cost for insurances are rising. These vouchers have not kept pace with rising costs associated with child care. This CDBG funding will act as an additional subsidy for low and moderate income families who cannot afford the cost of care at many of the non-subsidized centers within the city and surrounding areas. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Many daycare centers charge upward of \$2500 per month per child for childcare services. Low to moderate income families simply cannot pay those fees. Programs such as Hoboken Day Care 100 which provides services at less than half that rate along with vouchers from the State of New Jersey can help parents to continue working and allow them to be vital members of the community while providing a safe and educational environment for their children. |
| | Location Description | 124 Grand Street Hoboken, NJ 07030 |
| | Planned Activities | Salaries and other expenses of operating the day care. |
| 6 | Project Name | Administration |
| | Target Area | |
| | Goals Supported | |

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| | Needs Addressed | Program Administration |
| | Funding | CDBG: \$109,119 |
| | Description | Administrative costs associated with planning, reporting and monitoring the CDBG Program. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable. |
| | Location Description | |
| | Planned Activities | Staffing wages and salaries of the Department of Community Development as well as the cost of any consultants hired to assist or train staff. |
| 7 | Project Name | Summer Success Program (Hoboken Dual Language Charter School) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$15,000 |
| | Description | The Hoboken Dual Language Charter School (HoLa) is a high-performing K-8 full immersion charter school (Spanish-English) serving a cross-section of Hoboken's school age population. Enrollment is entirely based on a public lottery held each January, and extensive outreach is conducted each year to ensure that the applicant pool is representative of the city's demographics, as well as to remove all barriers to access. |
| | Target Date | 6/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | HoLa students entering 3rd through 8th grades who qualify for Free or Reduced Price Lunch, as well as those students at risk of failing one or more subjects at the end of the previous academic year (30-40 students in total), will be eligible for participation in the Summer Success program, free of charge. Because the instruction is led by HoLa teachers, based on New Jersey Student Learning Standards, and tailored to address the individual gaps and documented areas of academic weakness of each participating student, this program is ideally constructed to support the learning needs of this student population that has demonstrated lower levels of performance on standardized and school-based assessments than their peers. |
| | Location Description | 123 Jefferson Street, Hoboken NJ 07030 |

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| | Planned Activities | The Summer Success program is a free 5-week academic support program for students entering 3rd through 8th grades at HoLa who qualify for Free or Reduced Price Lunch and / or are at risk of failing one or more academic subjects, based on the end of year grades. Classes meet daily in small grade-level groups with HoLa teachers Monday through Thursday 9am-12pm for instruction in Math, English Language Arts and Spanish Language Arts. Students gather for Morning Meeting daily, and enrichment activities are included at the end of the academic day to promote engagement and participation. Instructional content is standards-based, aligned to grade-level objectives for each subject, and tailored to the needs of the individual students to address existing gaps or areas of weakness. Student goals and specific areas of focus are documented at the outset, with progress tracked over the course of the program. In addition, students are provided with structured time and materials to complete their assigned summer work for each grade level, along with teacher support and feedback. |
| 8 | Project Name | Alzheimer's Care Project & Preparedness Program (Act Now Foundation) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$15,000 |
| | Description | The Alzheimer's Care Project & Preparedness Program is an in-home & community based assessment, treatment & management program for people living with Alzheimer's disease (AD) or a related dementia. The program is intended to provide assistance & comprehensive care to seniors living at home with AD & those who care for them over the course of their illness; to age in place with maximum independence. In addition, to create and disseminate a standard Senior Disaster Recovery protocol to ensure Seniors' basic needs are met during periods of pandemic, natural disaster and other crises. |
| | Target Date | 7/1/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | ANF targets affordable living residents to promote ACP to families afflicted with MCI & dementia. Economic and socially disadvantaged persons and minority groups make up a disproportionate percentage of these clients. 10.4% of Hoboken's population is living in poverty and 7 low income block areas are identified within Hoboken with classifications of Section 202 Supportive Housing for the Elderly, Section 811 Supportive Housing for Persons with Disabilities, Rental Assistance Payments, Project-Based Section 8, and Public Housing. The ACP program was created to improve access to critical assessment, treatment & care management services, specifically for low income seniors suffering from cognitive decline & their caregivers. ANF conducts general intake, Needs Assessment & Program Satisfaction Surveys during the ACP. Surveys are conducted at intake and again during follow up sessions to track progress, focus direct services & align resources. Required intake information includes client details, including contact, family, income, & demographic data. |
| | Location Description | N/A. Services are provided directly in-home. |

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| | Planned Activities | <p>The program has 5 key elements:</p> <ol style="list-style-type: none"> 1. Assessment: Includes skills, needs and decision-making review and documentation, 6-month regular follow ups, and environment and care-giving evaluations. 2. Treatment: Develop treatment plans for behavioral symptoms, mood disorders, nonpharmacologic approaches, & referrals 3. Education & Crisis Management: *Additional Scope - Group Education Seminars for Seniors and Caregivers. Individualized Training for Seniors and Caregivers to improve capabilities, skills, and stress coping mechanisms. 1 on 1 Crisis Support 24hrsx7days/wk to improve quality of care & prepare for end of life decision-making for person living with dementia as well as caregivers. 4. Legal Considerations: Discuss legal & financial planning including Advance Directives, Power of Attorney, Health Care Proxy & Long Care Planning. 5. 365 Disaster Preparedness: Ensure that the family participates in local disaster relief efforts updated each year including: Household Planning, Neighborhood Partnering, Accurate Contact Database, Needs & Risks Assessments, Communication Plan, and Caregivers Identified. Primary needs to be addressed are food security, housing security, home health aide assistance, tele-med service directory, medicine delivery, medical supplies and equipment distribution, and emergency transportation. |
| 9 | Project Name | Summer Camp (Community Lifestyles) |
| | Target Area | |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG: \$11,348 |
| | Description | Community Lifestyle looks it's free summer camp program for the third consecutive year for the residents of The Hoboken Housing Authority. Our program offers youth high-quality summer camp enrichment activities that focus on creating a place for vulnerable youth to go to during summer break, where they receive supervision and engage in constructive activities. Community Lifestyle appeals to youth by offering arts, technology, and enrichment activities to help kids learn through hands-on. Our spaces will also create a sense of community, enabling young people to work with peers and adult mentors, in an environment of trust and respect. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | The Hoboken Housing Authority community has long been identified as an underserved area that is geographically isolated from many services and amenities that many citizens take for granted, such as quality youth programs, teen programs, and other social programs. Almost 95% of the residence are below the level of poverty. Due their economic and family constraints, children in these housing units typically do not have access to quality after school programming or positive summer camp opportunities as they are cost or location prohibitive. It is our mission at Community Lifestyle to provide children between the ages of 5 and 16 with the resources that they need to grow into productive members of our society. |
| | Location Description | Hoboken Housing Authority |

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| | Planned Activities | Through guided learning and physical activity, our youth will engage in a variety of programs, including arts, music, health and wellness, life skills development, employment and training, education, social and recreation. Summer is often an unstructured time for youth, which can lead to problematic behavior. Through our camp youth are provided activities that result in positive learning engagements. |
| 10 | Project Name | Generator Replacement (Hoboken Housing Authority) |
| | Target Area | |
| | Goals Supported | Maintain Affordable Housing |
| | Needs Addressed | Affordable Housing Investments |
| | Funding | CDBG: \$543,393 |
| | Description | The Authority will replace 6 natural gas generators in seven Authority owned buildings encompassing 418 units of public housing. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 418 low and moderate income households residing at the Hoboken Housing Authority. |
| | Location Description | 400 Harrison Street, Hoboken, NJ |
| | Planned Activities | The Authority is seeking to replace 6 natural gas generators in seven Authority owned buildings encompassing 418 units of public housing. The replacements are an in-kind replacement due to the existing generators exceeding their useful life and as such the reliability cannot be assured. The replacements will include a brand-new natural gas generator sized between 60 and 100 kW, along with site work, new transfer switches and elevator rewiring. The location are four buildings on the Authority main campus (501, 540 and 560 Marshall Drive and 655 6th Street), two buildings in midtown Hoboken at 460 8th Street and 455 9th Street and one building offsite at 220 Adams Street. |
| 11 | Project Name | Rue Building Facade Improvements (HOPES) |
| | Target Area | |
| | Goals Supported | Improvement of Public Spaces & Facilities |
| | Needs Addressed | Places and Facilities |
| | Funding | CDBG: \$175,000 |
| | Description | HOPES Community Action Partnership Incorporated is requesting CDBG funds from the City of Hoboken to complete facade repairs to the David E. Rue Building at 301 Garden Street, Hoboken, NJ 07030. The Rue Building is a 107+ year old building the provides PreK-12 education services (including free, federally-funded Early Head Start and Head Start programming) to more than 600 Hoboken children, the majority of whom are low-income. Additionally, the Rue Building provides various supportive services (including health insurance enrollment, senior supports, SNAP assistance, and free income tax preparation) to low-moderate income residents throughout Hoboken |
| | Target Date | 6/30/2020 |

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| | Estimate the number and type of families that will benefit from the proposed activities | Because the Rue Building provides such a valuable support for the educational and economic empowerment of Hoboken residents, its continued service as a centrally accessibility facility to the community is essential. Ensuring that young, low-income children and their families have a safe, affordable, and accessible learning environment is of paramount important to the Hoboken community. The proposed project will ensure that the building remains a safe place for learning and empowerment in the Hoboken community. The David E. Rue Building was purchased by HOPES from the Hoboken Board of Education in 1998. At the time the building and property were acquired, the structure was assessed for safety and it was recommended to complete repairs to the exterior façade, then 85 years old. In 2000, over 20 years ago, HOPES completed the proposed repairs to the exterior facade. According to International Commercial Building Inspection Guidelines, these brick/concrete/stone facade improvements are expected to last between 15 and 20 years, however, items that are exposed to the elements (i.e. exterior brick, stone, and concrete work) often fail prematurely. Life expectancy also diminishes with environmental factors, and the damage sustained by the Hoboken during Hurricane Sandy has affected the structure and also impacted HOPES long-term ability to save and account for large scale capital expenditures, especially due to the organization's limited discretionary income. As the building is currently covered in scaffolding to protect children and families receiving educational and supportive services in the Rue Building, there is a visible need for the facade to be repaired as soon as possible, especially in light of the life expectancy information, and considering the significant benefit to low-income residents and the broader Hoboken community. |
| | Location Description | David E. Rue Building at 301 Garden Street, Hoboken, NJ 07030 |
| | Planned Activities | HOPES Community Action Partnership Incorporated will use CDBG funds from the City of Hoboken to complete façade repairs to the David E. Rue Building at 301 Garden Street, Hoboken, NJ 07030. The Rue Building is a 107+ year old building the provides PreK-12 education services (including free, federally-funded Early Head Start and Head Start programming) to more than 600 Hoboken children, the majority of whom are low-income. Additionally, the Rue Building provides various supportive services (including health insurance enrollment, senior supports, SNAP assistance, and free income tax preparation) to low-moderate income residents throughout Hoboken. The façade of the aging building needs significant repair and, in its current state, could pose dangers to visitors (including children), as well as Hoboken residents passing by along Garden Street or Third Street. The scope of work includes: brick replacement (250sf), masonry repointing (500sf), masonry/concrete/stone crack repair (75lf), lintel replacement (25lf), stone/concrete patch repair (50sf), façade coating, stone pinning, and sill replacement. The total project cost of \$1,059,673 (using prevailing wages) is based on the averaging of three quotes received by HOPES from qualified contractors. |
| 12 | Project Name | Camera Upgrades and System Enhancements (Hoboken Housing Authority) |
| | Target Area | |
| | Goals Supported | Maintain Affordable Housing |
| | Needs Addressed | Affordable Housing Investments |
| | Funding | CDBG: \$100,000 |

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| | Description | Hoboken Housing Authority's physical security surveillance systems have been an invaluable tool to both deter criminal activity and act as a situational awareness. While the current systems provide area coverage, the coverage is limited throughout the Authority's six campuses. These systems in place are viewable locally and by the Hoboken Police Department during active situations as well as a reactive/investigative use. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,353 low and moderate income families of the Hoboken Housing Authority. |
| | Location Description | Hoboken Housing Authority |
| | Planned Activities | The purchase and installation of various security cameras and equipment. |
| 13 | Project Name | CV: Hoboken Food Pantry |
| | Target Area | City of Hoboken |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG-CV: \$67,000 |
| | Description | These funds will be used for food distribution programs for families experiencing food insecurity due to the COVID-19 pandemic. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low and moderate income families experiencing food insecurity due to the COVID-19 pandemic will benefit from this program. Approximately 300 families are expected to participate. |
| | Location Description | The Hoboken Food Pantry is located at 1301 Washington Street, Hoboken, NJ. |
| 14 | Project Name | CV: Hoboken Shelter Operations |
| | Target Area | City of Hoboken |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG-CV: \$100,000 |
| | Description | Funds will be used by the Hoboken Shelter to support operations and expenses with housing homeless individuals. Funding will help prevent the spread of COVID-19 by providing a safe, emergency housing alternative for otherwise unsheltered individuals living on the street and in other compromised situations. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Homeless individuals will benefit from the project. The project will provide approximately 12,000 bed nights of emergency housing. |

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| | Location Description | The Hoboken Shelter is located at 300 Bloomfield Avenue, Hoboken, NJ. |
| | Planned Activities | Utilities, supplies and consumables needed to operate the emergency shelter and otherwise provide an emergency housing option that helps reduce the spread of COVID-19. |
| 15 | Project Name | CV: Emergency Rental Assistance |
| | Target Area | City of Hoboken |
| | Goals Supported | New and Expanding Programs and Services |
| | Needs Addressed | Programs and Services |
| | Funding | CDBG-CV: \$474,319 |
| | Description | This project will provide emergency rental assistance to low and moderate income tenants unable to pay their rent due to an economic impact from COVID-19 pandemic. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately one hundred thirty (130) low and moderate income families will receive assistance from the Project. |
| | Location Description | Not applicable. |
| | Planned Activities | The Project will pay rent on behalf of low and moderate income tenants that have suffered an economic loss due to the COVID-19 pandemic and have been unable to pay their rent. |



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 City has not opted to geographically direct CDBG funds.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

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

Introduction

The following actions have been developed to address the specific needs identified in this section.

Actions planned to address obstacles to meeting underserved needs

The City is confident the list of projects in this Plan all address underserved needs of the community. The City will continue to work closely with its residents, elected officials and nonprofit organizations to identify additional opportunities to meet underserved needs.

Actions planned to foster and maintain affordable housing

The City continues to heavily invest in the rehabilitation and modernization of the Hoboken Housing Authority. A number of public service activities directly serve those residents as well.

Actions planned to reduce lead-based paint hazards

The City's Department of Health will continue to work with the County of Hudson on the identification of children testing positive for an elevated blood lead level. In addition, the City will assist the County with the marketing and implementation of its 2019 Lead Hazard Reduction Demonstration Grant from the U.S. Department of Housing & Urban Development.

Actions planned to reduce the number of poverty-level families

The City will continue to invest heavily in projects that serve poverty-level families.

Actions planned to develop institutional structure

Community Development staff will continue to avail themselves of training opportunities to further their expertise with the program. In addition, the City will continue to retain the services of a private consultant company to assist with administration and technical support.

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

The City already enjoys a high-level of coordination with public and private housing providers and social service agencies.

Program Specific Requirements

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

Introduction

The following summarizes the data included in this section:

- The City does not expect to receive any program income during the coming program year.
- The City does will not receive any proceeds from Section 108 loan guarantees, urban renewal settlements, or float-funded activities.
- The City is not a direct recipient or administrator of Section 8/Housing Choice vouchers and no Hoboken-based projects were among the State's 2019 Low Income Housing Tax Credit award list.

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.

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| 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

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|---|---|
| 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.

75.00%