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# 2019 ANNUAL ACTION PLAN

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U.S. Department of Housing & Urban Development Community Development  
Block Grant Program

CITY OF HOBOKEN  
Christopher A. Brown, AICP, PP  
Director, Department of Community Development

# Executive Summary

## **AP-05 Executive Summary - 91.200(c), 91.220(b)**

### **1. Introduction**

The City of Hoboken has prepared the HUD Community Development Block Grant (CDBG) Program Year 2019 Annual Action Plan, which covers the fifth year goals described in the City's 2015-2019 Consolidated Plan. The Annual Action Plan identifies the activities to be funded with CDBG funds to be received from the U.S. Department of Housing and Urban Development for Program Year 2019. The City of Hoboken will receive \$1,062,187 from CDBG funds in Program Year 2019. The FY 2019 Annual Action Plan will serve the following functions for the City:

- An application for federal funds under HUD's formula grant programs; and
- An action plan that provides a basis for assessing the City's performance of HUD's goals.

### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The National goals for the housing and community development programs covered by the 2015-2019 Consolidated Plan and Annual Action Plan are:

- To provide decent housing;
- To establish and maintain a suitable living environment; and
- To expand economic development opportunities primarily for persons of low-to-moderate income.

The City anticipates that 100% of its Program Year 2019 CDBG funds will be expended for activities that benefit low to moderate-income persons. For Program Year 2019, the City anticipates receiving from HUD \$1,062,187 in CDBG funds.

The City will fund activities in furtherance of the objectives and priorities identified in the Consolidated Plan's Five-year Strategic Plan covering 2015-2019.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Performance of completed and ongoing community development projects and public service activities are currently monitored in various ways depending on the type of program and reporting requirements. The City conducted in-person monitoring visits with a select group of sub recipients receiving Program Year 2018 funds during December 2018. The activity of monitoring sub recipients helps promote quality performance, as well as identifying any need for further technical assistance. The following are types of monitoring are performed by staff throughout Program Year 2018:

- Performance Monitoring;
- National Objective Limited Clientele monitoring;
- Financial monitoring;
- Davis-Bacon Compliance; and
- Environmental Review Compliance.

The City will report progress on meeting its five-year and annual goals through the Consolidated Performance and Evaluation Report (CAPER).

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City followed procedures from its Citizen Participation Plan in preparing the Program Year 2019 Annual Action Plan, advertising the amount of annual financial assistance expected to be received from HUD and the range of activities to be undertaken by the City with allocated funds.

The City announced the availability of 2019 CDBG applications via a February 22, 2019 press release and through the City's Nixle messaging system. The announcement was also posted on the City's website on the day of the press release. The notice contained instructions for completing an online survey, which was available to the public until Thursday February 28, 2019. The City opened a five-week application period for community groups seeking CDBG funding by issuing a press release on February 22, 2019 with an application deadline of March 29, 2019.

The City conducted a CDBG Annual Action Plan Public Meeting on February 28, 2019. A public notice for this meeting was published in the Jersey Journal on January 28, 2019. An online survey was made available through the City's website on February 8, 2019 through February 28, 2019. A total of 25 individuals responded to the survey as of its closing date of February 28, 2019. City staff presented an overview of the CDBG program before an approximately 90-minute public hearing on February 28, 2019. Survey results were made available during the presentation.

The draft Annual Action Plan was made available for a 30-day public comment period through a May 7, 2019 public notice in the Jersey Journal. The draft document was also made public through the City's website. A hard copy was made available for review at the City of Hoboken Housing Authority, the City

Clerk's Office, and in the Department of Community Development in Hoboken City Hall. A second public hearing took place at the June 5, 2019 Hoboken City Council meeting, where the draft Annual Action Plan was approved through City Council vote. A public notice advertising the June 5, 2019 public hearing was published in the Jersey Journal.

All materials were available in a form accessible to persons with disabilities and in a style for individuals that do not speak English, when requested.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City held an Annual Action Plan Public Meeting on February 28, 2019. City staff made a presentation of the CDBG program and its National Objectives, current and previous funding levels, current projects and goals. Attendees included representatives from Hoboken Housing Authority, Community Lifestyle, Hoboken Shelter, and Jubilee Center.

A transcript of public comments is attached to the Annual Action Plan.

The City held a second public hearing at the June 5, 2019 Council Meeting. Two members of the public spoke at this hearing. An audio file of the comments received at this hearing can be found at the following location: <https://www.dropbox.com/s/7dn4l0fsdrcrfkz/6-5-19%20public%20hearing%20audio.wmv?dl=0>.

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

No comments were rejected.

## **7. Summary**

The City followed procedures from its Citizen Participation Plan in preparing the Program Year 2019 Annual Action Plan, advertising the amount of annual financial assistance expected to be received from HUD, and the range of activities to be undertaken by the City with resulting funds.

The City of Hoboken announced through a public notice published in the January 28, 2019 Jersey Journal a CDBG Annual Action Plan Public Meeting, held on February 28, 2019. An online survey was also made available through that February 22, 2019 press release to gather public feedback on certain types of public services and public facilities within the City. Results of that survey are attached to this Annual Action Plan.

The City of Hoboken issued a February 22, 2019 press release through the City's website and its Nixle messaging system to open the Program Year 2019 CDBG application period. A grant allocation estimate of \$1,000,000 was used in the press release, as HUD had not yet provided an Entitlement Grantee allocation to the City. Applications were due to the City on March 29, 2019. Instructions on requesting an application were included with all public notifications.

All notices of public meetings and available funds were forwarded by City Staff to current CDBG subrecipients. The Annual Action Plan Survey was closed on February 28, 2019 at 4:00PM. A total of 25 individuals responded to the survey.

The draft Annual Action Plan was made available for a 30-day public comment period through a May 7, 2019 public notice in the Jersey Journal. A second public hearing was held at the June 5, 2019 City Council Meeting to approve the 2019 CDBG Annual Action Plan. Two member of the public spoke at this hearing. An audio file of the comments received at this hearing can be found at the following location: <https://www.dropbox.com/s/7dn4l0fsdrcrfkz/6-5-19%20public%20hearing%20audio.wmv?dl=0>.

The public notice for this meeting, which included the anticipated Program Year 2019 CDBG allocation of \$1,062,187, was published by the Jersey Journal on May 7, 2019. The City also had a Spanish language public notice advertised in El Especialito on May 7, 2019. The Ad-Hoc City Council CDBG Subcommittee recommended 2019 Program Year subrecipients at a April 29, 2019 subcommittee meeting.

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

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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 City of Hoboken is responsible for preparing the 2015-2019 Consolidated Plan and subsequent Annual Action Plans. All CDBG funds are administered by the City of Hoboken.

### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Hoboken encouraged a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and non-profit organizations in a positive and collaborative manner. The City reached out for input, through an online survey and public hearings, from public and private agencies that provide services to the City's most vulnerable populations such as elderly, youth, public housing residents, persons with disabilities, and the homeless. The five-year goals identified in the 2015-2019 Consolidated Plan are the basis for the goals and funding priorities in the 2019 Annual Action 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(l)).**

The City of Hoboken is part of the Hudson County HOME Consortium, and will continue to support the nexus between affordable housing and supportive services where possible. The City of Hoboken worked with local hospitals and the County/State to fund vouchers for people experiencing chronic homelessness. The City will continue to partner with other organizations to enhance coordination.

**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.**

The U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness. The City of Hoboken 2015-2019 Consolidated Plan references the 2015-2019 Hudson County Consolidated Plan as listing the following regional facilities for emergency shelter, transitional and permanent supportive housing:

#### **Emergency Shelter for Adult Individuals**

- Catholic Community Services Archdiocese, St. Lucy's Shelter
- Communities of Faith for Housing Inc., Hoboken Shelter
- Hudson County Division of Welfare Hotels/Motel Placement
- Palisades Emergency Residence Corp., PERC Shelter & Drop in Center

### **Emergency Shelter for Homeless Families**

- Hope House
- Hudson County Division of Motel Placements
- North Hudson Community Action Corporation/Motel Placements
- St. Joseph's Home

### **Transitional Housing for Adult Individuals**

- Catholic Community Services Archdiocese Franciska Residence
- EMET Realty Transitional Housing- Hudson County
- The House of Faith Inc.

### **Permanent Supportive Housing for Mixed Populations**

- Garden State Episcopal CDC All Saints
- JC Housing Authority Hoboken Shelter Plus Care
- Garden State Episcopal CDC Finally Home
- United Way of Hudson County Live United
- JC Housing Authority Live United
- United Way of Hudson County Collaborative Solutions
- Catholic Charities St. Jude's Oasis
- United Way of Hudson County Life Starts
- JC Housing Authority YCS Housing for Youth
- JC Housing Authority Home at Last
- Women Rising Village of Families

The City of Hoboken is committed to supporting the Hudson County's Continuum of Care program; financially assisting, to the extent possible, those organizations that serve homeless populations in Hoboken and throughout Hudson County.

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

This section is not applicable, as the City does not receive ESG funds. City of Hoboken staff has served on both Hudson County's and Jersey City's ESG application review committees.



## 2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Hoboken Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the City's Annual Action Plan Public Meeting on February 28, 2019 and were given access to the online survey. Received notification of the June 5, 2019 Public Hearing and the draft Annual Action Plan comment period.
2	<b>Agency/Group/Organization</b>	HOBOKEN SHELTER
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the City's Annual Action Plan Public Meeting on February 28, 2019 and were given access to the online survey. Received notification of the June 5, 2019 Public Hearing and the draft Annual Action Plan comment period.
3	<b>Agency/Group/Organization</b>	All Saints Community Service & Development Corporation (The Jubilee Center)
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the City's Annual Action Plan Public Meeting on February 28, 2019 and were given access to the online survey. Received notification of the June 5, 2019 Public Hearing and the draft Annual Action Plan comment period.
4	<b>Agency/Group/Organization</b>	Community Lifestyle
	<b>Agency/Group/Organization Type</b>	Services-Children Youth Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the City's Annual Action Plan Public Meeting on February 28, 2019 and were given access to the online survey. Received notification of the June 5, 2019 Public Hearing and the draft Annual Action Plan comment period.

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

The City of Hoboken conducted extensive outreach to include as many agencies as possible and did not actively exclude any organizations from the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Hudson County Department of Housing and Community Development	The City of Hoboken, in partnership with the Hudson County Division of Health and Human Services with the Continuum of Care framework, strives to provide the necessary services for this community. A wide-array of private not-for-profit organizations like Catholic Charities and the United Way also provides a strong framework. The City will continue to meet with the Hudson County Continuum of Care to discuss mutual needs, resources, and services in order to better maximize and coordinate the provision of each other agencies, programs and services to the low and very low-income families, seniors, and disabled persons in Hoboken.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

Throughout the development of the Consolidated Plan and subsequent Annual Action Plans, citizen input is sought and encouraged. City of Hoboken staff developed a citizen participation plan at the start of the 2015-2019 Consolidated Plan process to guide yearly program discourse.

The City of Hoboken will host two public hearings every year as part of the Annual Action Plan process. Typically, these hearings may consist of either:

1. A meeting to gather public input and funding for current program year;
2. A meeting to open a draft Five-Year Plan and One-Year Plan to the general public; and/or
3. A city council meeting, where legislation regarding the annual action plan is read and/or considered for approval.

Also, each year, a public hearing will be held once the draft plan is complete, to solicit comments on the strategies and proposed use of funds. Public hearings will be conveniently timed and located for people who will benefit from the program funds, and will be accessible to persons with special needs.

Generally, the City of Hoboken provides residents many opportunities to provide input to the decision making process. Residents are encouraged to attend and participate in City Council meetings, neighborhood rehabilitation/redevelopment meetings, park design surveys, numerous boards (Historic Preservation, Shade Tree Commission, etc.) and public hearings designed to solicit public comments. These avenues of engagement allow City officials to sense the needs and views of city residents and factor them into decision-making actions. Recognizing and communicating the needs and interests of all participants promotes a sustainable decision making process.

At least one public hearing in the preparation of the Annual Action Plan will be streamed lived on the City's Facebook Page (<https://www.facebook.com/Hoboken>). In addition, the video is archived on the City's website (<http://hobokennj.igam2.com>) for viewing along

with an interactive docket that allows the viewer to skip to video footage that aligns with the docket. Lastly, attachments such as the draft Annual Action Plan are downloadable alongside the video stream.

### 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	Minorities; Persons with disabilities; Non-targeted/broad community; Residents of Public and Assisted Housing	8 People signed into the February 28, 2019 meeting.	February 28, 2019 Public Meeting Transcript is attached to this Annual Action Plan.	The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organization's or individual's comments from the process.	

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	Minorities; Persons with disabilities; Non-targeted/broad community; Residents of Public and Assisted Housing	Two members of the public spoke at the June 5, 2019 meeting.	Comments made by the public were supportive of the City's Annual Action Plan. An audio file of those comments can be found here: <a href="https://www.dropbox.com/s/7dn4l0fsdrcrkz/6-5-19%20public%20hearing%20audio.wmv?dl=0">https://www.dropbox.com/s/7dn4l0fsdrcrkz/6-5-19%20public%20hearing%20audio.wmv?dl=0</a>	The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organization's or individual's comments from the process.	

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)
3	Internet Outreach	Minorities; Persons with disabilities; Non-targeted/broad community; Residents of Public and Assisted Housing	25 Unduplicated Responses	<p>The CDBG Public Survey was posted on the City website in February 2019 and was closed to new responses at 4:00PM on February 28, 2019. The survey asked how important certain types of Public Services and Public Facilities, respectively, are within the City of Hoboken. Respondents were able to select a range between none, a little, some and a lot. The top three supported categories, as indicated by residents choosing they would support a service or facility are as follows: Public Services: 1. Homeless Services: 16 (64%); 2. Youth Services: 15 (60%); 3. Health Services: 13 (52%); Public Facilities: 1. Homeless Facilities: 15 (60%); 2. Sidewalks: 14 (56%); 3. Street improvements: 12 (48%). )A summary of public comments is attached to the Annual Action Plan.</p>	The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organization's or individual's comments from the process.	

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)
4	Newspaper Ad	Minorities; Persons with disabilities; Non-targeted/broad community; Residents of Public and Assisted Housing	A public notice regarding the City's Annual Action Plan meeting was published twice in the Jersey Journal: on May 7, 2019 and January 28, 2019. A 30-day public comment period for the draft Annual Action Plan was published by the Jersey Journal on May 7, 2019.	No comments received.	The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organization's or individual's comments from the process.	

**Table 4 – Citizen Participation Outreach**



## **Expected Resources**

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

#### **Introduction**

The City of Hoboken has prepared the 2019 Annual Action Plan, which covers the goals described in the 2015-2019 Consolidated Plan. The Annual Action Plan identifies the activities to be funded with CDBG funds to be received from the U.S. Department of Housing and Urban Development (HUD) in 2019.

The FY 2019 Annual Action Plan will serve the following functions for the City:

- An application for federal funds under HUD's formula grant programs, and
- An action plan that provides a basis for assessing the City's performance of HUD's CDBG primary objective of creating viable communities.

## 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	1,062,187	0	0	1,062,187	0	2019 is the last year of the Consolidated Plan. No additional funds are expected under this 5-year Consolidated Plan.

**Table 5 - 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**

Various subrecipients utilize matching funds to operate programs and projects. For example, the Hoboken Shelter has matched City of Hoboken CDBG funds with New Jersey Department of Community Affairs funding to install a generator in their bell tower. The Hoboken Housing Authority (HHA) has matched CDBG funds in previous program years with HHA capital funds to modernize an elevator and to install security cameras and residential access doors. All Public Service subrecipients supplement CDBG funds with fundraising or other federal, state, or local grants.

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

Not applicable. The City currently does not have any surplus publicly owned land to satisfy the needs identified in the Consolidated Plan.

### **Discussion**

If and when appropriate State or Federal resources are available to match existing HUD CDBG programs and activities in the short term, such efforts will be made to optimize local benefit.

## 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
<b>1</b>	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Hoboken 2010 DTN low Mod Income Map	Public Services	CDBG: \$159,328	Public service activities other than Low/Moderate Income Housing Benefit: 1340 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted
<b>2</b>	Public Facilities	2015	2019	Non-Housing Community Development	Hoboken 2010 DTN low Mod Income Map	Public Facility Improvements	CDBG: \$752,859	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 96 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1353 Households Assisted
<b>3</b>	Program Planning and Administration	2015	2019	Administration	Hoboken 2010 DTN low Mod Income Map	Program Administration	CDBG: \$150,000	Other: 0 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City of Hoboken facilitated a competitive process to select Public Service projects. Applications were due to the City on March 29, 2019. An Ad-Hoc City Council Subcommittee selects applicants based on an application scoring matrix and existing community need to recommend award of funding.
2	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The City of Hoboken facilitated a competitive process to select Public Facility projects. Applications were due to the City on March 29, 2019. The City Council Affordable Housing/CDBG Subcommittee recommends applicants to the Mayor's Office based on an application scoring matrix and existing community need to recommend award of funding.
3	<b>Goal Name</b>	Program Planning and Administration
	<b>Goal Description</b>	Program Planning and Administration funding will support community development staff and other in-house operational salary. The City will be beginning the Consolidated Planning process for the 2020-2024 plan in 2019.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The City of Hoboken is facilitating a competitive process to select Program Year 2019 projects. Applications were due to the City on March 29, 2019 at 4:00PM. An Ad-Hoc City Council Subcommittee selects applicants based on an application scoring matrix and community need to recommend award of funding. Funding priorities could include:

1. Facility improvements to the Hoboken Housing Authority, providing better access to public housing residents; and
2. Public Service funding for programs such as Child Care and Youth Services.

#	Project Name
1	Community Lifestyle
2	Garden State Episcopal CDC
3	Hoboken Family Planning - Family Planning Services
4	Hoboken Day Care 100
5	The Hoboken Shelter
6	All Saints Comm. Service & Development Corp. - Jubilee Center
7	TRUE Mentors
8	Planning and Administration
9	Hoboken Housing Authority - Boiler Replacements
10	All Saints Comm. Service & Development Corp. - Jubilee Center Revitalization
11	Hoboken Community Center
12	The Waterfront Project

**Table 7 – Project Information**

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

Funding allocations are reviewed and recommended by the City Council Ad-Hoc CDBG Subcommittee, based on an application scoring matrix and community need. Results from the CDBG Public Survey were used to determine priorities in allocation spending. Obstacles to addressing City-wide service needs are primarily due to 15% Public Service funding cap.

Given the limited nature of resources, the City prioritizes the needs identified through the Consolidated Plan and Action Plan process to direct the allocation of funds in a manner that maximizes community impact. The 2019 Annual Plan sets forth a description of activities for the use of funds that will become available during the coming Federal fiscal year, determines goals for individuals and households to be

served, and describes the implementation plan and geographic location of the activities to be undertaken.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Community Lifestyle
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,328
	<b>Description</b>	Development of a comprehensive summer camp program for the Hoboken Housing Authority.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve seventy-five (75) youth from families living in Hoboken Housing Authority.
	<b>Location Description</b>	400 Harrison Street Hoboken, NJ 07030
2	<b>Planned Activities</b>	Community Lifestyle will create a comprehensive summer camp program for the Hoboken Housing Authority. Through guided learning and physical activity youth will engage in a variety of programs, including arts, music, health and wellness, life skills development, employment and training, education, social and recreation.
	<b>Project Name</b>	Garden State Episcopal CDC
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$24,000

	<b>Description</b>	The Outreach Team has been developed to address the previously unmet needs of the service resistant unsheltered homeless population in Hudson County, specifically those staying in bus, PATH and transit stations in Jersey City and Hoboken, as these sites have been observed to have the greatest numbers of unsheltered homeless individuals.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve three hundred sixty (360) unsheltered, chronically homeless individuals.
	<b>Location Description</b>	514 Newark Avenue Jersey City, NJ 07306
	<b>Planned Activities</b>	CDBG funding supports the activities of the Hudson County Homeless Street Outreach Team for unsheltered homeless consumers, which provides a linkage to emergency shelter, medical services, mainstream resources and housing stabilization services. The outreach team has the capacity to engage and offer services to these consumers at various locations throughout Hudson County including areas of Hoboken. The team utilizes skilled engagement techniques with the initial goal of encouraging the consumers to accept emergency shelter and services for their most urgent needs, and then eventually link them with comprehensive case management services, in order to develop a plan for housing stabilization and wellness.
3	<b>Project Name</b>	Hoboken Family Planning - Family Planning Services
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funding will provide low and moderate income city residents with family planning medical services. Hoboken Family Planning provides education and counseling services to patients on all health issues that patients have concerns about and in some cases refers the patients to our community partners to help them navigate through the local health care system in order to receive the needed care.
	<b>Target Date</b>	6/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two hundred ninety-five (295) low and moderate income families will be served by the program.
	<b>Location Description</b>	124 Grand Street Hoboken, NJ 07030
	<b>Planned Activities</b>	The services that this program provides to city residents include reproductive health exams, sexually transmitted disease screening and treatment and other health issues that may require a referral to another health care facility that are discovered during our examination of the patient. Education and counseling services are also provided to the patient on an individual basis.
<b>4</b>	<b>Project Name</b>	Hoboken Day Care 100
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Hoboken Day Care 100 is a non-profit organization providing child care services to low and moderate income families in Hoboken.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will provide services to twenty (20) low and moderate income families.
	<b>Location Description</b>	124 Grand Street Hoboken, NJ 07030
	<b>Planned Activities</b>	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 are therefore not eligible for subsidized childcare but who also would not be able to afford the exorbitant rates at other local centers.
<b>5</b>	<b>Project Name</b>	The Hoboken Shelter
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map

	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The Hoboken Shelter is the only homeless shelter in Hoboken, and the only facility open seven days a week to serve meals and offer support services to the homeless.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will provide emergency housing to five hundred fifty (550) homeless individuals.
	<b>Location Description</b>	300 Bloomfield Street Hoboken, NJ 07030
	<b>Planned Activities</b>	Funding will allow the shelter to continue to provide food, shelter, and access to services for the Hoboken homeless population and low and moderate income individuals. The shelter provides intensive case management services, a permanent supportive housing program, independent living skills training, information and referrals, peer support, and advocacy.
6	<b>Project Name</b>	All Saints Comm. Service & Development Corp. - Jubilee Center
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The Jubilee Center is a nonprofit organization providing services to children and families living in the Hoboken Housing Authority.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will benefit one hundred fifty (150) low and moderate income families.
	<b>Location Description</b>	601 Jackson Street Hoboken, NJ 07030

	<b>Planned Activities</b>	The Jubilee Center's programs include academic enrichment and support, fitness, STEM and the arts to inspire and expand their world view. The Center is one of few locations in Hoboken that offer quality out-of-school programs for children living in the public housing community. During the 6-week Sumer Edu-Adventure Camp, students will be placed into small groups for projects based on grade level and ability. They will begin their journeys thorough the math, reading, science and writing projects led by certified teachers. The Jubilee Center will also be expanding programming this year to create a volunteer & leadership training program for 7th and 8th grade students.
7	<b>Project Name</b>	TRUE Mentors
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	True Mentors aims to give economically disadvantaged youth in Hoboken a nurturing relationship with a caring adult in order to help them find their passions and become contributing members of society.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve one hundred (100) low and moderate income families and an additional sixty-five (65) families that are not income eligible.
	<b>Location Description</b>	50 Harrison Street Hoboken, NJ 07030
	<b>Planned Activities</b>	Funding will ensure that the Program Director will continue to focus on increasing teh amount of youth served and expand clubs to be specific to the different age groups, as well as incorporating targeted life skills and character curriculum into the program.
8	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Program Planning and Administration

	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Resource development and management for Consolidated Plan strategies; Part 58 environmental review process; overall city management of Consolidated Plan; overall administration of public services and facilities; and financial department administration.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Hoboken City Hall 94 Washington Street Hoboken, NJ 07030
	<b>Planned Activities</b>	Resource development and management for Consolidated Plan strategies; Part 58 environmental review process; overall city management of Consolidated Plan; overall administration of public services and facilities; and financial department administration. Development of new Consolidated Plan.
9	<b>Project Name</b>	Hoboken Housing Authority - Boiler Replacements
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$478,141
	<b>Description</b>	The Hoboken Housing Authority administers 1,353 units of low income housing across the City of Hoboken. Both family and senior/disabled housing is provided. Approximately 3,000 residents are provided homes based on their needs.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected that all of the 1,353 low and moderate income families of the Hoboken Housing Authority will benefit from the project.

	<b>Location Description</b>	400 Harrison Street Hoboken, NJ 07030
	<b>Planned Activities</b>	The Hoboken Housing Authority (HHA) proposes replacements of boilers in various buildings across the HHA. The Housing Authority continues to struggle with outdated infrastructure and this is of special concern when the cold weather hits.
<b>10</b>	<b>Project Name</b>	All Saints Comm. Service & Development Corp. - Jubilee Center Revitalization
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$174,718
	<b>Description</b>	ASCSDC's flagship program is the Jubilee Center in Hoboken. The Jubilee Center provides year-round programs including academic enrichment and support, fitness, STEM and the arts to inspire and expand their world view. The Center is one of few locations in Hoboken that offer quality out-of-school and summer programs for children living in the public housing community.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve one hundred eighty (180) low and moderate income families.
	<b>Location Description</b>	601 Jackson Street Hoboken, NJ 07030
	<b>Planned Activities</b>	The center was built in 2002 on an empty lot at the corner of 6th and Jackson Streets. The building is in need of various updates and improvements. The proposed projects include the replacement of windows, replacing water heaters, and integrating security features throughout the building.
<b>11</b>	<b>Project Name</b>	Hoboken Community Center
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Facilities

	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The project will improve the heating a cooling systems in a 96-unit single room occupancy building.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ninety-six low and moderate income men will benefit from the project.
	<b>Location Description</b>	1301 Washington Street, Hoboken, NJ 07030
	<b>Planned Activities</b>	The Hoboken Community Center (HCC) is the owner and managing partner of MBS Housing Urban Renewal LLC This program provides single room occupancy residents for 96 low and moderate income men. In December 2012 the facility rehabilitation was completed using state, county and local tax credits and grants. Less than five years after the certificate of occupancy was received, the HVAC system that provides heating and cooling for the entire building, including all 96 residences, failed. The requested funds will be used to retain a qualified contractor to redesign and implement a new heating and cooling system and purchase and install the condensers and other equipment necessary to provide sufficient heating and cooling for the low and moderate income tenants.
<b>12</b>	<b>Project Name</b>	The Waterfront Project
	<b>Target Area</b>	Hoboken 2010 DTN low Mod Income Map
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The Waterfront Project provides housing counseling, tenant advocacy, and homeless prevention services to low and moderate-income renters in the City.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty five (45) low and moderate income families.
	<b>Location Description</b>	Services will be provided at several locations: Hoboken Homeless Shelter, 300 Bloomfield Street; St. Matthews Trinity Lutheran Church, 57 8th Street; Hoboken Community Center, 1301 Washington Street; and the Waterfront Project, 830 Bergen Avenue, Jersey City, NJ.
	<b>Planned Activities</b>	WFP services will give low- and moderate- income tenants the support they need to achieve housing and economic security. WFP offers HUD-certified housing and financial counselling to clients. When clients require a lawyer's intervention, WFP attorneys step-in. WFP also provides frequent know-your-rights and financial literacy workshops for low- and moderate-income people. Finally, WFP operates a housing information line for people who self-certify as low and moderate income to provide information and resources for tenants.

## **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**

Only within approved DTN areas as specified on the enclosed map.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Hoboken 2010 DTN low Mod Income Map	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Hoboken, in accordance with US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) rules and regulations will allocate resources either on a low-moderate income area benefit basis (LMA) which will correspond to Designated Target Neighborhoods (DTN) service areas, low-moderate income clientele (LMC) basis or on an Urgent Needs basis.

### **Discussion**

The City of Hoboken is facilitating a competitive process to select Public Facility and Public Service projects. Applications were due to the City on March 29, 2019 at 4:00PM. The City Council Affordable Housing/CDBG Subcommittee recommends awards to applicants based on an application scoring matrix and community need. Funding priorities include:

1. Facility improvements to the Hoboken Housing Authority, providing better access to public housing residents; and
2. Public Service funding for programs such as Child Care and Youth Services.



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Affordable housing barriers are regulatory or financial systems that make it harder for developers to create affordable housing. Barriers to affordable housing development can occur at many levels – local, state and federal government, as well as in related industries, such as the real estate, insurance and finance industries.

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." To identify potential local public and private barriers to affordable housing development, the City of Hoboken completed an Analysis of Impediments to Fair Housing in early 2019.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Hoboken adopted an affordable housing ordinance in October 2012 that requires a 10 percent affordable housing set-aside for residential construction over 10 units when an increase in density is provided. The City also adopted, in September 2016, the Affirmative Fair Housing Marketing Plan and a guidebook entitled "Administration of Affordable Units: Policies & Procedures Manual" to set forth the policies and procedures for placing eligible individuals and families into the City of Hoboken's affordable units. In 2017, the City created a waiting list and occupied 5 affordable units that were created in a new development as a result of the 2012 ordinance.

In addition to the units required by the affordable housing ordinance, the City has been consistent with adopting redevelopment plans, including Hoboken Yard, Neumann Leathers, and Western Edge, which require at least 10 percent of new residential units be affordable to low and moderate income households.

The City of Hoboken will continue to collaborate and support all Hudson County affordable housing initiatives through the Hudson County HOME Consortium. HOME funds are allocated at the County level.

The City of Hoboken is considered an Urban Aid community and is exempt from certain affordable housing quotas as required in other jurisdictions.

An updated Analysis of Impediments was recently finalized by Mosaic Community Planning. The document is available on the City's website. <https://www.hobokennj.gov/resources/community->

development-block-grant-program. Implementation of the plan will begin in 2019.

## **Discussion**

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

### **Introduction**

The City of Hoboken adopted an affordable housing ordinance in October 2012 that generally requires a 10 percent affordable housing set-aside for residential construction over 10 units when an increase in density is provided. The City also adopted, in September 2016, the Affirmative Fair Housing Marketing Plan and a guidebook entitled “Administration of Affordable Units: Policies & Procedures Manual” to set forth the policies and procedures for placing eligible individuals and families into the City of Hoboken’s affordable units.

The City of Hoboken will continue to collaborate and support all Hudson County affordable housing initiatives through the Hudson County HOME Consortium. While the HOME funds are allocated at the County level, the City will continue to identify potential HOME-eligible projects for the County’s consideration.

The City of Hoboken is considered an Urban Aid community and is exempt from certain affordable housing quotas as required in other jurisdictions.

### **Actions planned to address obstacles to meeting underserved needs**

Earlier this year the City of Hoboken conducted an Analysis of Impediments to Fair Housing Choice (AI) that evaluated barriers to fair housing choice. The AI included strategies and actions to overcome identified impediments based on their individual histories, circumstances, and experiences. The strategies and actions also strive to promote fair housing choices for all persons, including classes protected under the Fair Housing Act., and provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

### **Actions planned to foster and maintain affordable housing**

The City of Hoboken adopted an affordable housing ordinance that generally requires a 10 percent affordable housing set-aside for residential construction over 10 units when an increase in density is provided. The City also recently adopted the Affirmative Fair Housing Marketing Plan and a guidebook entitled “Administration of Affordable Units: Policies & Procedures Manual” to set forth the policies and procedures for placing eligible individuals and families into the City of Hoboken’s affordable units. The Affordable Housing Program will provide opportunities for both affordable units for rent and for sale.

In addition to the units required by the affordable housing ordinance, all redevelopment plans approved during the previous administration, including Hoboken Yards, Neumann Leathers, and Western Edge,

require that at least 10 percent of new residential units be affordable.

### **Actions planned to reduce lead-based paint hazards**

The New Jersey State Department of Community Affairs (DCA) has funded a pilot program with the Puertorriqueños Asociados for Community Organization, Inc. (PACO) to provide lead-safe repairs and support energy efficiency in residential units built prior to 1978. Eligible units include one- and two-family owner-occupied and rental units. The purpose of this program is to identify and remediate lead-based paint hazards via interim controls to prevent elevated blood lead levels in children and pregnant women. Interim controls are defined as a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, and the ongoing monitoring of lead-based paint hazards or potential hazards.

In 2019, Hudson County was awarded \$2,024,097.08 million from HUD's Lead Hazard Reduction Demonstration grant program and \$400,000 in Healthy Homes Supplemental funding in order to address lead hazards in 150 low-income housing units throughout the County.

The Hudson County Division of Health has 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.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to work with Hudson County to implement certain policies in the eradication of poverty and make services available for those in danger of becoming considered in-poverty. Locally, the City has included several public service programs in this Annual Action Plan to assist the most economically vulnerable residents. For instance, the AAP includes street outreach services for unsheltered, chronically homeless individuals (Garden State Episcopal CDC) as well as support services for families in experiencing various housing crises (The Waterfront Project).

Earlier this year the City was awarded a \$100,000 innovation challenge grant from the New Jersey Economic Development Authority (NJEDA). The City, in partnership with Propelify, Stevens Institute of Technology, and the Hoboken Library will utilize the funds to create a co-working innovation center. Hoboken was one of only five communities in the State to be awarded funding through this grant.

### **Actions planned to develop institutional structure**

As a relatively new entitlement community, it is imperative that the City of Hoboken continually develop

and maintain its institutional structure. To supplement the capacity of City staff tasked with management of the CDBG program, the City retains the services of consulting firms for the preparation of its Annual Action Plans, Five-Year Consolidated Plans and CAPERs. In 2018 the City adopted a Policies and Procedures Manual to codify the various responsibilities of administering and implementing the CDBG program. The Policies and Procedures Manual will be regularly reviewed and revised as necessary.

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

The City continues to actively participate in the Hudson County Continuum of Care in their pursuit of ending homelessness in the County. The City of Hoboken's Annual Action Plan includes a public service that will fund a street outreach team to engage the unsheltered, chronically homeless individuals. The City is also an active partner with the public housing authority as evidenced by the relatively large commitment of CDBG in this Annual Action Plan to help improve the housing conditions of several hundred housing authority residents.

### **Discussion**

## Program Specific Requirements

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

#### Introduction

#### 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.

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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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.	100.00%

#### Discussion