



HOBOKEN

Housing Element + Fair Share Plan

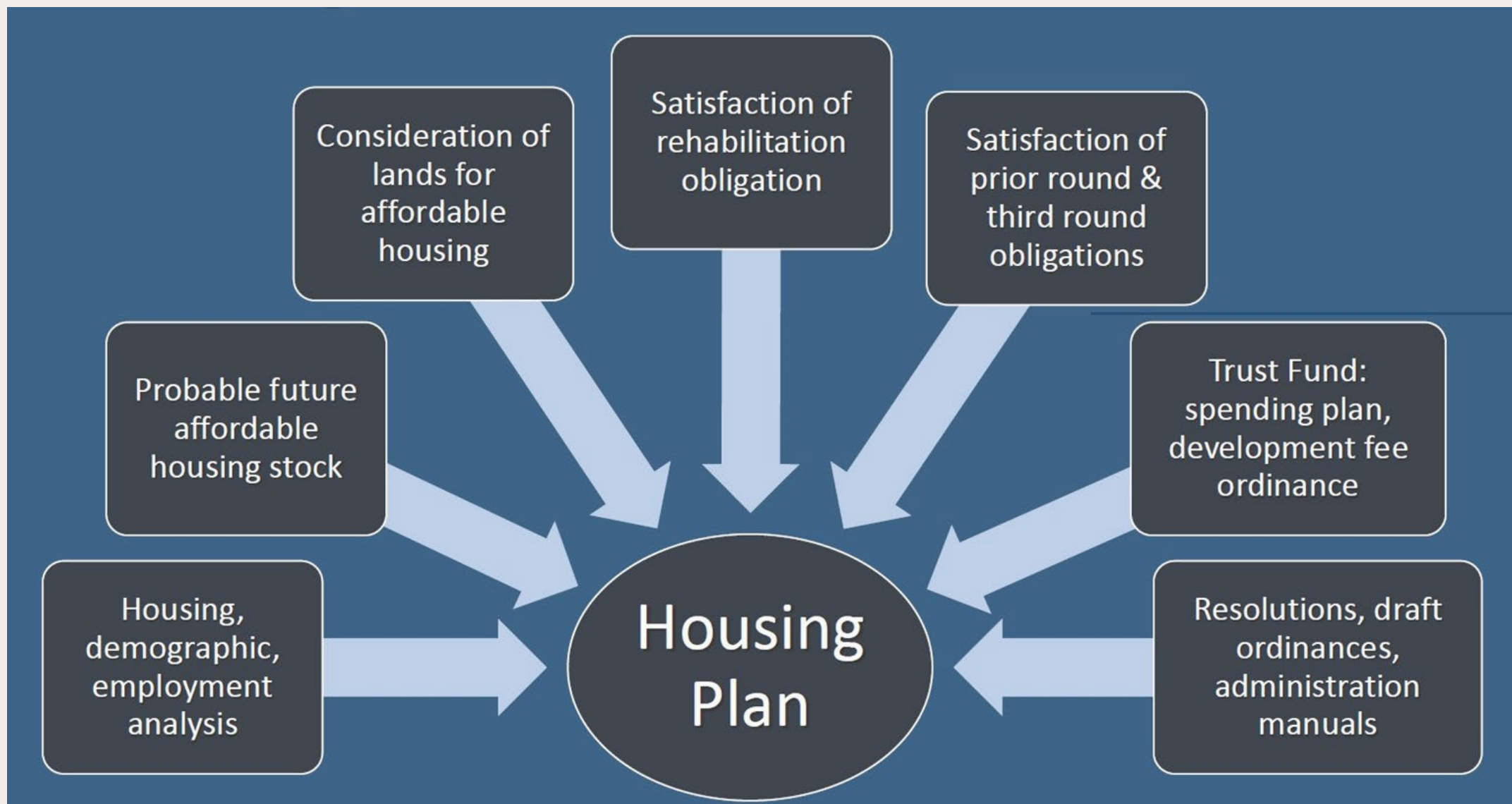
FEBRUARY 7, 2023

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Kyle + McManus Associates

Overview

Housing Plan Elements
Approval Process
Obligation + Satisfaction
Who Qualifies for AH?
AH Requirements
Next Steps





Historical Context

1975

Mount Laurel I

Each municipality has a constitutional obligation to provide affordable housing

1983

Mount Laurel II

Required creation of municipal obligations
Court approves Housing Plans

1985

Fair Housing Act

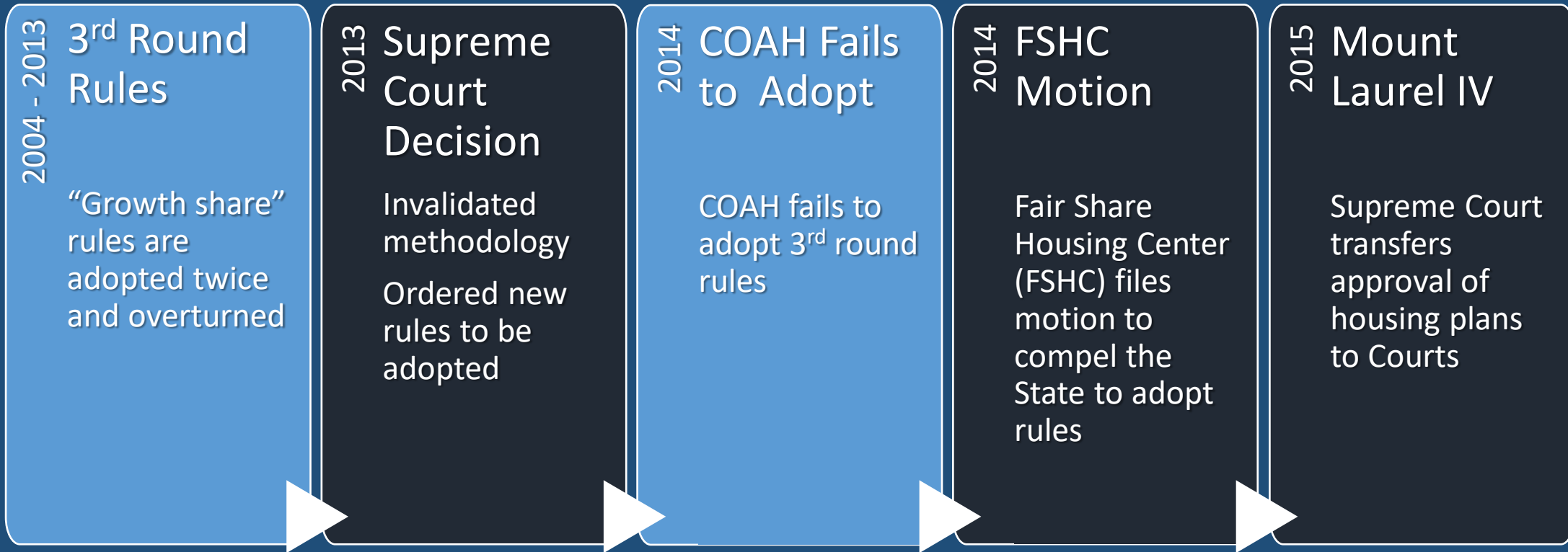
COAH created to administer FHA

1986-2014

COAH Rule Making

COAH administered the FHA and promulgated first, second and third round rules

Third Round History



Approval Process

Pre-2015: Council on Affordable Housing (COAH)

- Administrative Process
- Substantive Certification

Post-2015: Superior Court + DJ Action

- Legal Process initiated by Municipality
- FSHC: Interested/Intervening Status
- Judgement of Repose



252 Present Need (Rehabilitation) Obligation

Rehabilitation Program

New Construction: Inclusionary Housing
Mandatory Set Aside Ordinance



Rehabilitation (Home Improvement) Program

Repair of a major system

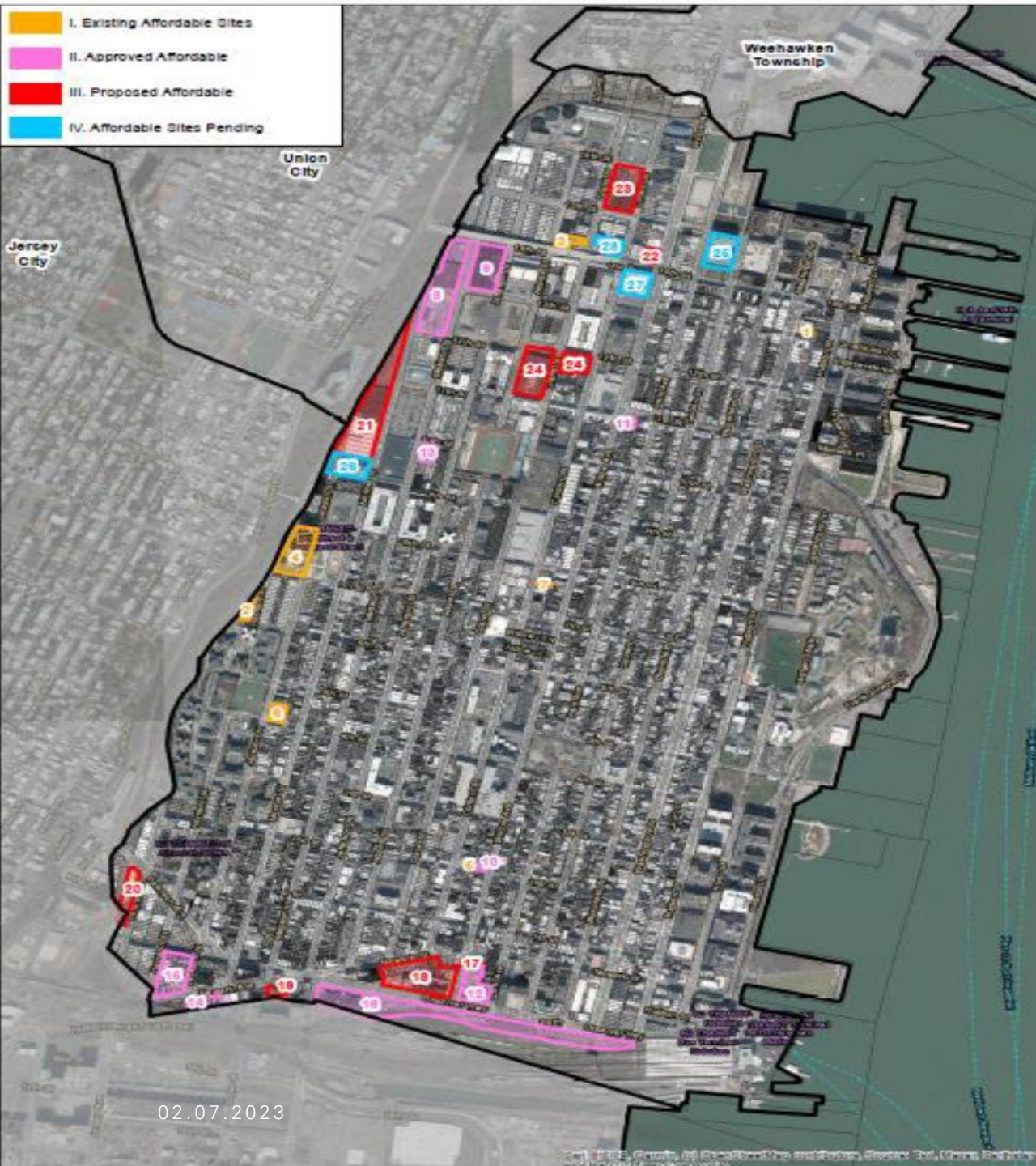
Existing Units – owner-occupied + rental

Low and moderate-income households

\$10,000 minimum subsidy via no interest forgivable loan

10-year affordability controls – deed restriction or lien

\$600K towards program: 20-30 units @ \$20K/unit average



Inclusionary Housing

Obligation.....252

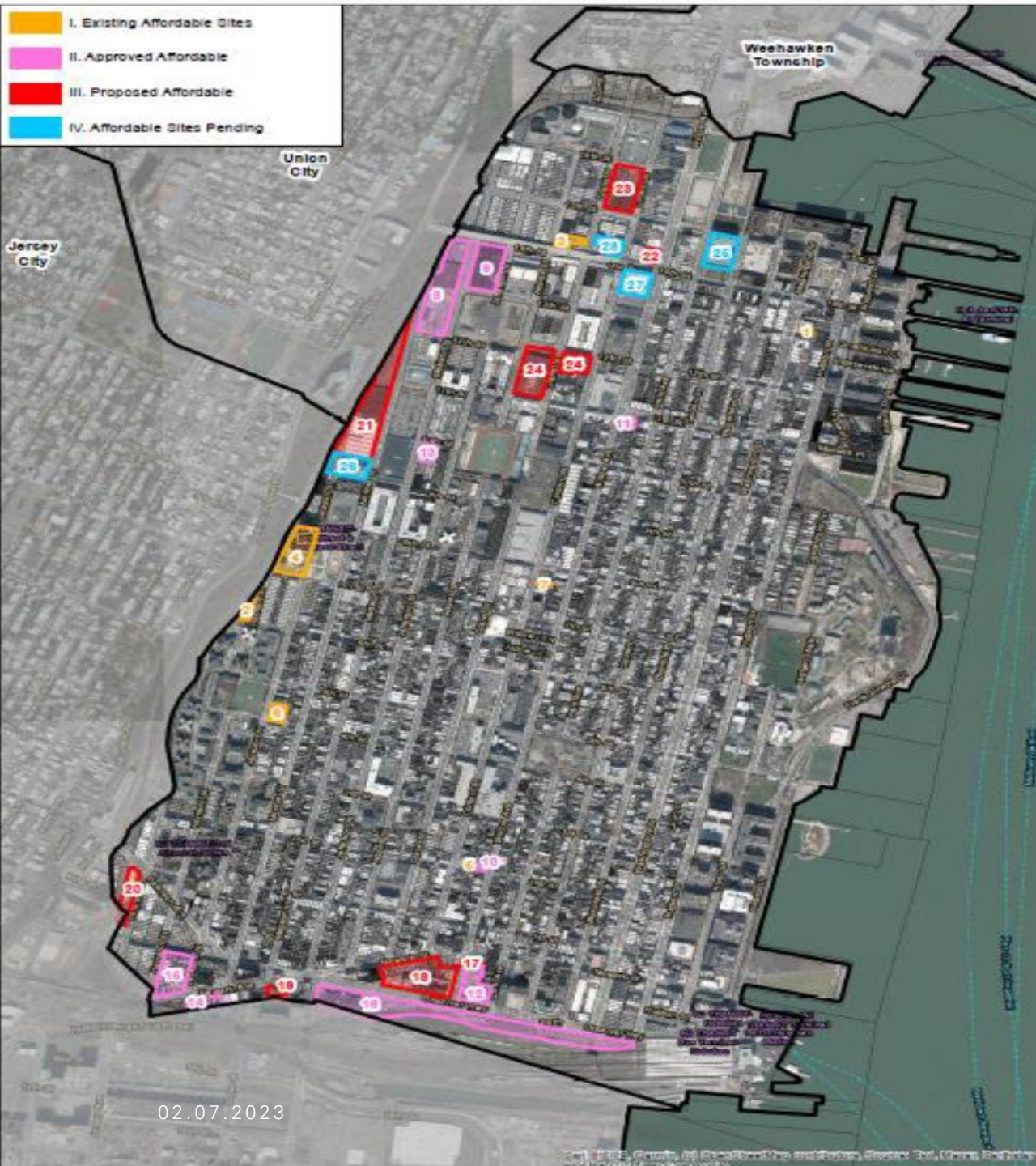
Existing Units.....159

Approved Units.....273

Proposed Units.....179

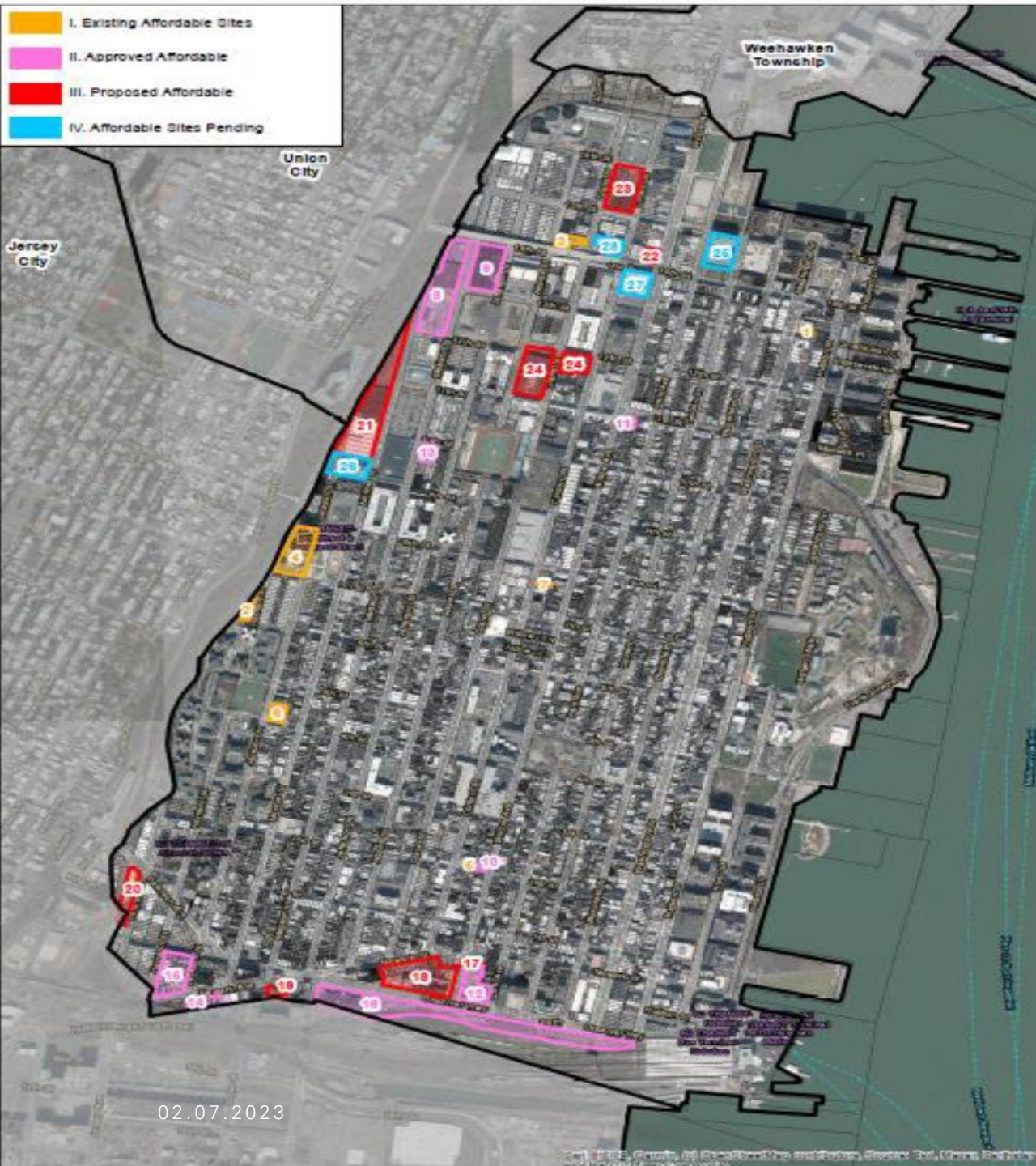
Total.....611

Surplus.....359



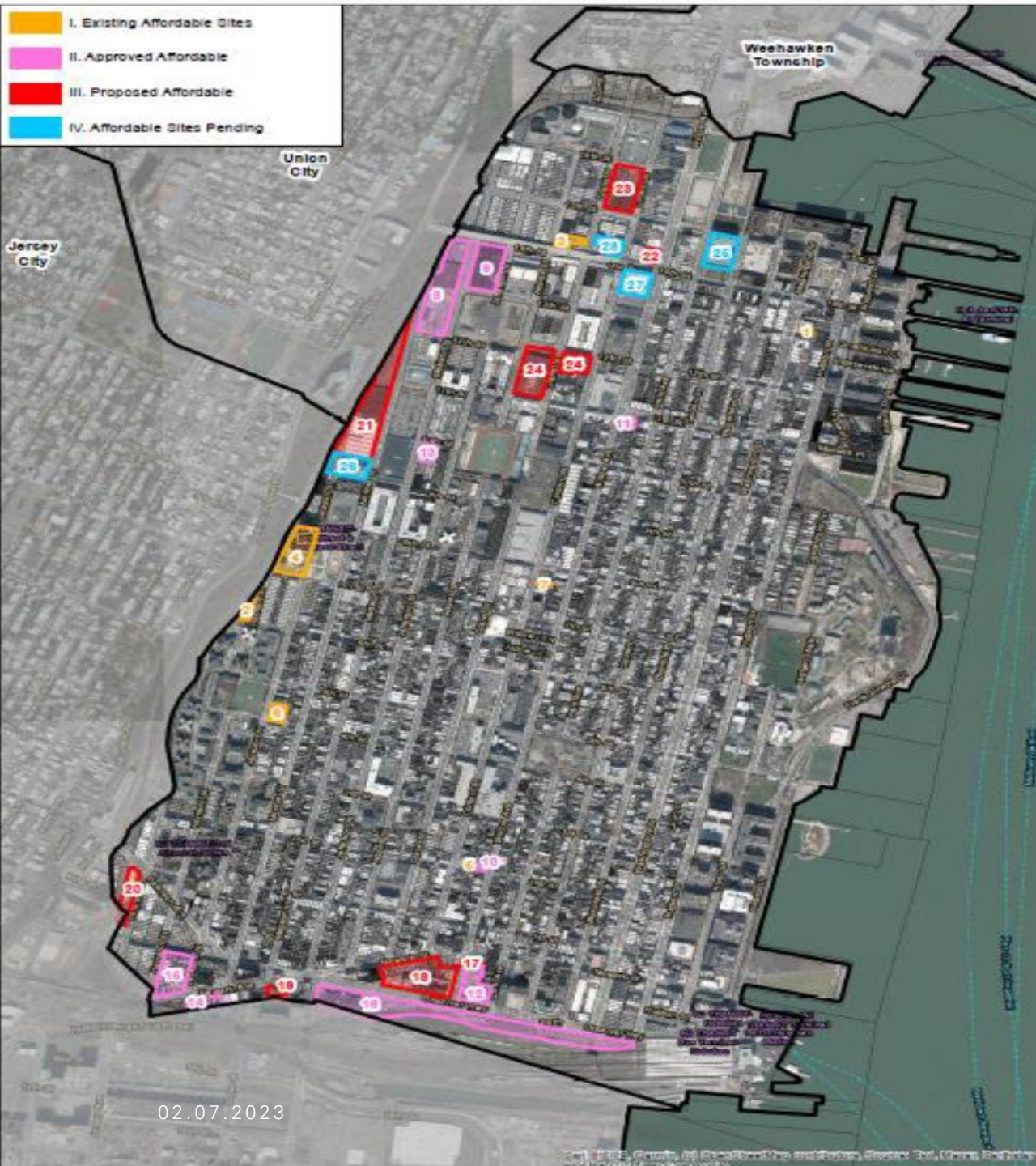
Existing Projects

Name	Address	Units
YMCA	1301 Washington	91 SRO
600 Harrison	600 Harrison	5 family rental
Edge Adams	1405 Adams	4 family rental
7-Seventy House	770 Jackson	42 family rental
American Legion	308 Second	6 homeless veterans
401 Jackson	401-403 Jackson	5 family rental
Wonderlofts	721 Clinton	6 family rental



Approved Projects

Name	Address	Units
Block 106	1200-1350 Madison St	70 family rental
Block 112	1300 Jefferson St	20 family rental
American Legion	308 Second St	18 homeless veterans
11 th and Willow	259 11 th St	Up to 25 age-restricted rental
Hoboken Urby	250 Observer Highway	40 family rental
931 Madison	931 Madison St	4 family for sale
Windsor Eden	601-619 Newark St	6 family rental
Southwest Market	38 Jackson St	12 family for-sale
Hoboken Yard	Observer Highway	Up to 78 family rental



Proposed Projects

Name	Address	Units
83 Willow	83 Willow Ave	4 family rental
Neumann Leather	300 Observer Highway	31+ family rental
511-521 Newark	511-521 Newark St	4 family rental
Academy Bus	88 Marshall St	Min 23 TBD
930 Monroe	930 Monroe St	68 family rental
1404 Willow Avenue	1404 Willow Avenue	5 family rental
1500 Clinton	1500 Clinton St	39 family rental
Rivington Expansion	1130 Grand St	5 family rental



02.07.2023

Mandatory Set Aside Ordinance

Adopted in 2012: Ordinance Section 65A

Project with 11+ units of multi-family housing (redevelopment areas + use variances)

10% affordable housing set aside

Who Qualifies for Affordable Housing?

2022 Maximum Household Income*				
	1 Person	2 Person	3 Person	4 Person
Median	\$86,737	\$92,519	\$104,084	\$120,275
Moderate	\$69,390	\$74,016	\$83,267	\$96,220
Low	\$43,368	\$46,260	\$52,042	\$60,138
Very Low	\$26,021	\$27,756	\$31,225	\$36,083

*Updated on an annual basis



Affordable Rent Range

One-bedroom: \$600 - \$1,195

Two-bedroom: \$1,090 - \$1,430

Three-bedroom: \$1,271 - \$1,650

AH Requirements

Affordability Controls

Length of Controls

Bedroom Distribution

Income Distribution

Affirmative Marketing

Residency Preference

Trust Fund + Spending Plan

Monitoring

Cost Generation



Next Steps

- PB hearing and adoption of the plan
- City Council: Endorse the plan, adoption of Spending Plan, manuals, other resolutions
- Court Submission by May – 120 days from January 12
- Court Approval (JOR) – valid until July 2025.

Thank you

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