

2023 Housing Plan Element and Fair Share Plan

City of Hoboken

Hudson County, NJ

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Prepared for:

City of Hoboken Planning Board

Prepared by:



And



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Table of Contents

Housing Element	6
Background - Hoboken Housing Element and Fair Share Plan	8
Settlement Agreement.....	8
Mandatory Contents of the Housing Element	9
Analysis of Demographic, Housing, and Employment Characteristics	10
Demographics.....	10
Housing Stock	12
Employment and Income Characteristics	18
Housing Vacancy, Value and Cost Characteristics	20
Affordable Housing Obligation	25
Rehabilitation/Present Need Obligation	25
Prior Round Prospective Need Obligation	25
Third Round Prospective Need.....	25
Total Obligation	25
Ability to Accommodate Affordable Housing Obligation.....	25
Anticipated Land Use Patterns.....	25
Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics	26
Fair Share Plan	27
Rehabilitation Program	27
Affordable Housing Sites	27
Description of Affordable Housing Sites	33
Existing Affordable Housing Units.....	33
Proposed Affordable Housing Units.....	35
Proposed Affordable Housing Units.....	51
Affordable Housing Sites Pending Litigation	64
Affordable Housing Administration & Affirmative Marketing	65
Mandatory Set Aside Ordinance	66
Affordable Housing Trust Fund	67
Monitoring.....	67
Cost Generation	68

List of Figures

Table 1: Population Trends, 2000-2020

Table 2: Demographic Indicators, 2020

Table 3: Population by Age and Sex, 2020

Table 4: Housing Unit Characteristics, 2016-2020

Table 5: Residential Certificates of Occupancy (COs), New Construction and Demolition Permits Issued, 2011-2020

Table 6: Household Characteristics, 2016-2020

Table 7: Occupation of Employed Civilian Population Age 16 and Over, 2016-2020

Table 8: Median Household Income, 2020

Table 9: Region 1 – Affordable Housing Regional Income Limits by Household Size, 2022

Table 10: Housing Occupancy and Vacancy, 2016-2020

Table 11: Owner-Occupied Housing Unit Values, 2016-2020

Table 12: Selected Monthly Owner Costs (SMOC), 2016-2020

Table 13: Gross Monthly Rents, 2016-2020

Table 14: Selected Monthly Owner Costs as a Percentage of Median Household Income, 2016-2020

Table 15: Affordable Housing Sites

15A: Existing Affordable Sites

15B: Approved Affordable Sites

15C: Proposed Affordable Sites

Table 16: Affordable Housing Sites Pending Litigation

List of Appendices

Appendix A: Settlement Agreement with Fair Share Housing Center

Appendix B: Projection of New Housing Unit Construction from 2022 through 2032

Appendix C: Affordable Housing Inventory Map

Appendix D: Existing Affordable Housing Site Information

Appendix E: Approved Affordable Housing Site Information

Appendix F: Proposed Affordable Housing Site Information

Appendix G: Trust Fund Documents

Appendix H: Administrative Documents

Appendix I: Planning Board Resolution

Appendix J: City Council Resolution

Housing Element

The City of Hoboken (City) has prepared this Housing Element and Fair Share Plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) and pursuant to a March 2022 Settlement Agreement (Settlement Agreement) between the City and Fair Share Housing Center (FSHC) that set forth the City's affordable housing obligation and plan for how it would be satisfied. FSHC is an interested party and intervening defendant in the City's Declaratory Judgment, which was filed in Superior Court on July 5, 2019 as permitted by the March 10, 2015 NJ Supreme Court decision known as "Mount Laurel IV". This Supreme Court decision dissolved the administrative process established in the Fair Housing Act of 1985 (the "FHA") administered by the Council on Affordable Housing ("COAH") and returned affordable housing matters to the State's trial courts.

Pursuant to Mount Laurel IV, municipalities may no longer seek substantive certification from COAH. Instead, those municipalities seeking the judicial equivalent of substantive certification now seek a Judgment of Compliance and Repose from the Superior Court. Doing so first requires that a complaint for Declaratory Judgment be filed in Superior Court.

The majority of municipalities who filed for Declaratory Judgment, including the City of Hoboken, thereafter, settled with FSHC. This means a Settlement Agreement, agreed to by both parties, sets forth the affordable housing obligation, preliminary compliance mechanisms and other terms intended to promote affordable housing production. This Settlement Agreement must be approved by Superior Court at a "Fairness Hearing" where the Settlement Agreement is evaluated to determine if it is fair to the interests of low- and moderate-income households.

Once determined to be "fair" via the issuance of a Court Order, a municipality must adopt and endorse a Housing Element and Fair Share Plan ("HEFSP") that reflects the terms of the Settlement Agreement. The HEFSP must be subsequently submitted to Superior Court for its review and approval at a so-called "Compliance" hearing. Should the Court find the HEFSP acceptable, the municipality will receive a Judgment of Compliance and Repose which grants it immunity from exclusionary zoning litigation, including builder's remedy litigation, for the remaining portion of the third round, which ends on July 1, 2025. To maintain the validity of the Order, the municipality is required to conduct the necessary continued implementation and monitoring.

Hoboken has never received substantive certification from the Council on Affordable Housing (COAH) and is not required to do so as Hoboken is an Eligible Urban Aid community. This means that the City has no Prior Round or Prospective Need obligation, only a Present Need (also known as "rehabilitation") obligation. As agreed to in the Settlement Agreement, Hoboken has a Prior Round prospective need of zero (0) units and a Third-Round prospective need of zero (0) units and thus is not required to take any steps to satisfy a prospective need obligation, but may use newly constructed affordable units to help satisfy its Present Need (rehabilitation) Obligation, in accordance with N.J.A.C. 5:93-5.1, and reserves its right to seek to apply any new affordable units that may be created above what it is required to provide in the Third Round to obligations which may arise in future rounds in accordance with then-applicable law.

This 2022 Housing Element and Fair Share Plan (HEFSP) amends the City's master plan to address current affordable housing planning requirements. It addresses the City's fair share obligation for the

rehabilitation obligation and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the City of Hoboken Planning Board on December 19, 2005.

Background - Hoboken Housing Element and Fair Share Plan

Settlement Agreement

On March 15, 2022, a Settlement Agreement was reached between the City of Hoboken, the declaratory judgment plaintiff and FSHC.

Through the declaratory judgment process, the City and FSHC mediated differences and agreed to globally settle the litigation and to present this Settlement Agreement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it mitigates both the delays and the expense of trial and results more quickly in the construction of units that are affordable for very-low-, low-, and moderate-income households.

The primary terms included, but are not limited to, in the Settlement Agreement between Hoboken and FSHC are as follows:

- The City, through its adoption of a Housing Element and Fair Share Plan will satisfy its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq.
- The City's Present Need (rehabilitation) obligation has been set at 252 affordable units.
- The City has a Prior Round prospective need of zero (0) units and a Third-Round prospective need of zero (0) units and is not required to take any steps to satisfy the Prospective Need obligation. However, the City may use newly constructed affordable units to help satisfy its rehabilitation/Present Need obligation in accordance with N.J.A.C. 5:93-5.1.
- The City shall maintain and enforce the existing mandatory set-aside ordinance which requires eligible residential developments of more than ten (10) units as well as the residential portion of the mixed-use developments (some exclusions apply) set aside and deed restrict at least 10% of the total number of residential units as affordable housing for very-low, low- and moderate-income households.
- The City will continue to participate in the HOME program for the rehabilitation of existing units housing income eligible families.
- The City will provide for a municipal rehabilitation program for both rental and for-sale units housing income eligible families.
- The City is seeking credit for 159 units that are existing (constructed on or after July 1, 2010) to help satisfy its Rehabilitation/Present Need obligation.
- The City is also seeking credit for additional affordable units which are proposed as part of various redevelopment projects throughout the City and anticipated to be constructed by July 1, 2025.
- A minimum of 50% of all affordable units credited toward the rehabilitation/Present Need obligation shall be low- or very-low-income affordable units.
- There are four (4) developments engaged in active litigation for not including the ten (10) percent mandatory units for low- and moderate-income residents which would provide for an

additional 56 affordable units. When the pending litigation is resolved the City may claim credits for any affordable units produced by the four (4) developments in accordance with applicable law and deed restricted for very-low, low- and moderate-income households.

- If the total constructed and deed restricted units exceed the City's Rehabilitation/Present Need obligation, the City reserves the right to seek compliance credits for a future round in accordance with then-applicable law, and FSHC reserves its right to respond to any application by the City at that time.
- A copy of the Final Settlement Agreement including all terms between the City of Hoboken and FSHC can be found in Appendix A.

Mandatory Contents of the Housing Element

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element and fair share plan is adopted by the municipal planning board and endorsed by the municipal governing body and is created to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal housing element are:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and,
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

This Housing Element and Fair Share Plan addresses these requirements.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the City of Hoboken with information from the 2020 US Census, 2016-2020 American Community Survey (ACS) Estimates, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority. It should be noted that all figures provided are the most current as of the date of this Report. Certain demographic figures may vary depending on whether they are derived from 2020 U.S. Census data or 2016-2020 ACS data.

Demographics

At the time of the 2020 US Census, the City had a total population of 60,419 residents. This figure represents an increase of 20.8 percent increase over the 2010 US Census population figure of 50,005, which was a 29.6 percent increase over the 2000 US Census population figure of 38,577. By comparison, Hudson County's population grew by 4.2 percent between the 2000 and 2010 US Census, and 14.3 percent between the 2010 and 2020 US Census. Therefore, throughout the past two decades, Hoboken's population growth rate has been substantially higher than the population growth rate for Hudson County. Table 1 below outlines the overall population growth rate experienced by the city of Hoboken and Hudson County from 2000 through 2020.

Table 1: Population Trends, 2000-2020

	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
City of Hoboken	38,577	50,005	60,419	29.6	20.8
Hudson County	608,975	634,266	724,854	4.2	5.9

Source: 2020, 2010 & 2000 U.S. Census

According to 2016-2020 American Community Survey Estimates, the City's median age of 32.0 years is lower than the county median age of 35.3 and the statewide median age of 40.0 years (Table 2). The City's median household income of \$153,438 is significantly higher than the \$75,062 median household income of Hudson County and the \$85,245 median household income of New Jersey. The City's total population is comprised of 24,983 households with an average household size of 2.07 persons. Hoboken's average household size is smaller than the average household size of 2.54 persons for Hudson County, and 2.66 persons for New Jersey. The percentage of the City's population over 65 years of age, at 6.9 percent, is also lower than in both the County and State at 12.2 percent and 16.6 percent, respectively. The City's median age of 32.0 years is lower than the county median age of 35.3 and the statewide median age of 40.0 years. The City's median household income of \$153,438 is significantly higher than the \$75,062 median household income of Hudson County and the \$85,245 median household income of New Jersey.

Table 2: Demographic Indicators, 2020

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years	Median Household Income
City of Hoboken	24,983	2.07	32.0	6.9%	\$153,438
Hudson County	261,289	2.54	35.3	12.2%	\$75,062
New Jersey	3,272,054	2.66	40.0	16.6%	\$85,245

Source: 2016-2020 American Community Survey

According to 2016-2020 American Community Survey Estimates, males made up 26,539 residents or 49.8 percent of the City's total population, while females made up 26,744 residents, or 50.2 percent of the City's total population (Table 3). The City's ratio of males to females generally reflects the countywide ratio of males, which comprise 49.7 percent of the population, and females, which comprise 50.3 percent of the population. The City's pre-school age residents make up 6.1 percent of Hoboken's total population. This figure is slightly lower than the pre-school age population of Hudson County, at 6.9 percent. The percentage of Hoboken's school aged population is significantly lower than that of Hudson County, at 9.9 percent and 15.4 percent, respectively. However, the City's percentage of working aged population is significantly higher than that of Hudson County, comprising 77.1 percent of the City's total population compared to 65.7 percent of Hudson County's total population. The senior aged population of the City is substantially lower, however, than that of Hudson County, constituting 6.9 percent of the population and 11.9 percent of the population, respectively.

Table 3: 2020 Population by Age & Sex

	Number	Percent
Sex		
Total Population (Hoboken)	53,283	100.0
Male	26,539	49.8
Female	26,744	50.2
Total Population (Hudson County)	671,923	100.00
Male	334,221	49.7
Female	337,702	50.3
Pre-School Age		
Under 5 Years (City of Hoboken)	3,268	6.1
Under 5 Years (Hudson County)	46,656	6.9
School Age		
Total (Hoboken)	5,250	9.9
5 to 9 Years	2,071	3.9

Table 3: 2020 Population by Age & Sex

	Number	Percent
10 to 14 Years	1,385	2.6
15 to 19 Years	1,794	3.4
Total (Hudson County)	103,350	15.4
5 to 9 Years	38,012	5.70
10 to 14 Years	33,206	4.90
15 to 19 Years	32,132	4.80
Working Age		
Total (Hoboken)	41,082	77.1
20 to 24 Years	4,378	8.2
25 to 34 Years	18,728	35.1
35 to 44 Years	9,612	18.1
45 to 54 Years	4,846	9.1
55 to 59 Years	2,187	4.1
60 to 64 Years	1,331	2.5
Total (Hudson County)	441,528	65.7
20 to 24 Years	40,684	6.1
25 to 34 Years	68,853	10.2
35 to 44 Years	72,168	10.7
45 to 54 Years	58,052	8.6
55 to 59 Years	48,441	7.2
60 to 64 Years	41,635	6.2
Senior Age		
Total 65 Years and Older (Hoboken)	3,683	6.9
Total 65 Years and Older (Hudson County)	80,389	11.9

Source: 2016-2020 American Community Survey Estimates

Housing Stock

According to 2020 US Census, Hoboken had a total of 30,202 housing units, including vacant units (Table 4). This figure represents a significant increase of 51.1 percent since the 2000 Census, and an increase of 12.5 percent since the 2010 census. Of the 2020 total, 93.3 percent of housing units were listed as occupied and the remaining 6.7 percent as vacant.

The median market value of the owner-occupied housing units in the City of Hoboken was \$759,800 at the time of the 2016-2020 American Community Survey. This figure was much higher than the median values of \$400,800 in Hudson County and \$343,500 in the State of New Jersey. Hoboken's

2020 median gross rent of \$2,360 per month was higher than the median gross rents of \$1,450 in Hudson County and \$1,368 in the State of New Jersey. However, it should be noted that these median figures for the City, County, and State are based on self-reported market values derived from responses received by the American Community Survey, and do not reflect actual assessed property values.

Of Hoboken's 27,749 total existing housing units, 49.7 percent were constructed prior to 1970, the median year of construction for a structure within the City. 49.8 percent of total existing housing units are located within buildings containing 20 or more units, with 4.1 percent of units designated as single-family attached and detached.

An estimated <0.1 percent of housing units lack complete plumbing facilities, while 0.2 percent lack complete kitchen facilities. Additionally, 3.9 percent of the City's housing units exhibited overcrowded conditions, which are defined as units containing 1.01 persons or more per room.

Table 4: Housing Unit Characteristics, 2010-2020

	Number	Percent
I. Housing Units (US Census)		
Total Number of Units (including vacant) 2020	30,202	100.0
Occupied Units	28,175	93.3
Vacant Housing Units	2,027	6.7
Total Number of Units (including vacant) 2010	26,855	100
Occupied Units	25,041	93.2
Vacant Units	1,814	6.8
Number of Units (including vacant) in 2000	19,990	100
Occupied Units	19,507	97.6
Vacant Units	483	2.4
II. Median Home Value - Owner-Occupied Units (American Community Survey)		
Median Value	\$759,800	N/A
III. Median Gross Rent - Renter-Occupied Units (American Community Survey)		
Median Gross Rent	\$2,360	N/A
IV. Year Structure Built (American Community Survey)		
1939 or earlier	9,853	35.5
1940 - 1949	778	2.8
1950 - 1959	1,546	5.6
1960 - 1969	1,609	5.8
1970 - 1979	1,878	6.8
1980 - 1989	1,476	5.3
1990 - 1999	2,685	9.7
2000 - 2009	5,948	21.4

Table 4: Housing Unit Characteristics, 2010-2020

	Number	Percent
2010 or Later	1,976	7.1
Total	27,749	100
Median Year Structure Built	1970	
V. Housing Units in Structure (American Community Survey)		
1, detached	453	1.6
1, attached	684	2.5
2	1,264	4.6
3 or 4	3,672	13.2
5 – 9	5,234	18.9
10 – 19	2,586	9.3
20 or more	13,825	49.8
Mobile Home or Trailer	0	0.0
Other (Boat, van, RV, etc.)	22	0.1
Total	27,740	100
VI. Condition of Units (American Community Survey)		
Complete Plumbing Facilities	27,744	> 99.9
Lacking complete plumbing facilities	5	< 0.1
Complete Kitchen Facilities	27,688	99.8
Lacking complete kitchen facilities	61	0.2
VII. Persons Per Room (American Community Survey)		
1.00 or less	24,042	96.2
1.01 to 1.50	465	1.9
1.51 or more	476	1.9
Total Overcrowded Conditions (1.01 persons or more per room)	941	3.9

Source: 2016-2020 American Community Survey Estimates

Source: 2020 US Census

The New Jersey Department of Community Affairs (NJDCA) reports that between 2011 and 2020 a total of 2,230 residential Certificates of Occupancy (COs) were issued by the City, along with the issuance of 2,672 new residential construction permits and 135 demolition permits (Table 5). A sharp increase in residential construction permits issued occurred in 2017 and subsequently, an increase in COs issued in 2019, indicating the highest period of new residential development from 2011 through 2020. Additionally, no demolition permits were issued from 2018 through 2020. It is important to note that new residential buildings receive one CO, while converted buildings receive a CO for each new unit. During this 2011-2020 timeframe, a large portion of the COs are from buildings converted to condos or rentals.

**Table 5: Residential Certificates of Occupancy (COs),
New Construction and Demolition Permits Issued,
2011-2020**

Year	Number
I. Residential COs Issued	
2011	331
2012	204
2013	145
2014	319
2015	276
2016	266
2017	23
2018	0
2019	618
2020	48
Total	2,230
II. Residential Building Permits Issued – New Construction	
2011	308
2012	234
2013	295
2014	253
2015	457
2016	61
2017	692
2018	152
2019	131
2020	44
Total	2,627
III. Residential Demolition Permits Issued	
2011	12
2012	44
2013	15
2014	8
2015	24
2016	14
2017	18
2018	0
2019	0
2020	0
Total	135

Source: New Jersey Department of Community Affairs (NJDCa)

According to 2016-2020 American Community Survey Estimates, Hoboken had a total of 24,983 households Table 6. Of these households, 34.6 percent were owner occupied, and 65.4 percent were renter occupied. The total population in households was estimated at 51,818, of which 48.1 percent were listed as the primary householder. The primary householder is defined by the U.S.

Census as “The person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees.” The remaining household population consisted of spouses at 17.2 percent, unmarried partners at 5.4 percent, children under the age of 18 at 17.0 percent, other relatives at 1.7 percent, and other non-relatives 10.6 percent.

A total of 11,181 family households were estimated, with an average family size of 2.66 persons. Of this total, 78.5 percent were married couple family households, 16.6 percent were headed by a female householder with no spouse present, and 4.9 percent were headed by a male householder with no spouse present. There were an estimated 4,706 family households with children under the age of 18 years. Of this figure, 75.4 percent were married-couple family households, 19.3 percent were family households headed by a female householder with no spouse present, and 5.3 percent were family households headed by a male householder with no spouse present.

A total of 13,802 households were estimated as non-family households. Of this total, 58.7 percent were householders living alone, 21.7 percent were householders with one or more persons aged 60 and over, and 19.6% were classified as other types of non-family households.

Regarding Marital status, the City’s share of single residents was slightly higher for males than females aged 15 years and over. The divorce rate was also slightly higher for males than females. A more descriptive breakdown of the City’s Marital status can be found in subsection V and VI. In Table 6 below.

Table 6: Household Characteristics, 2020

	Number	Percent
I. Occupancy/Household Characteristics		
Total Households	24,983	100%
Owner Occupied Households	8,654	34.6%
Renter Occupied Households	16,329	65.4%
Total Population in Households	51,818	N/A
Average Household Size	2.07	N/A
II. Household Type – Relationship		
Total Population in Households	51,818	100%
Householder*	24,983	48.1%
Spouse	8,913	17.2%
Unmarried Partner	2,779	5.4%
Child (under the age of 18)	8,785	17.0%
Other Relatives	881	1.7%
Other Non-Relatives	5,477	10.6%
III. Household Type – Family Households		
Total Family Households	11,181	100%
Average Family Size	2.66	N/A
Married-Couple Family Households	8,772	78.5%

Table 6: Household Characteristics, 2020

	Number	Percent
Female Householder, No Spouse Present, Family Household	1,858	16.6%
Male Householder, No Spouse Present, Family Household	551	4.9%
Family Households with Own Children of the Householder Under 18 Years	4,706	100%
Married-Couple Family Households	3,549	75.4%
Female Householder, No Spouse Present, Family Household	907	19.3%
Male Householder, No Spouse Present, Family Household	250	4.9%
IV. Household Type – Non-Family Households		
Total Households	13,802	100%
Average Household Size	1.53	N/A
Householder Living Alone	8,101	58.7%
Households with One or More People aged 60 Years and Over	2,995	21.7%
Other	2,705	19.6%
V. Marital Status (Males)		
Males 15 Years and Over	23,156	100%
Never Married	12,054	52.1%
Now married, except separated	9,471	40.9%
Separated	329	1.4%
Widowed	218	0.9%
Divorced	1,084	4.7%
VI. Marital Status (Females)		
Females 15 Years and Over	23,403	100%
Never married	11,747	50.2%
Now married, except separated	9,098	38.9%
Separated	234	1.0%
Widowed	829	3.5%
Divorced	1,495	6.4%
VII. Median Home Value – Owner-Occupied Units		
Median Value	\$759,800	N/A
VIII. Median Gross Rent – Renter-Occupied Units		
Median Gross Rent	\$2,360	N/A

Source: 2016-2020 American Community Survey Estimates

* U.S. Census Bureau defines a householder as: “the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees.”

Employment and Income Characteristics

An estimated 35,668 of the City of Hoboken's residents aged 16 years and over were employed in the civilian labor force (Table 7). A total of 70.3 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 20.7 percent were employed in sales and office-related occupations. Service occupations employed 5.9 percent of the City of Hoboken's residents. Natural resources, construction, and maintenance occupations employed 0.7 percent of the City's residents, whereas production, transportation, and material moving-occupations employed 2.5 percent of the City's residents.

By industry, the following employment sectors collectively made up 61.3 percent of the City's total employment:

- Professional, scientific, and technical services – 24.1 percent
- Finance and insurance – 21.2 percent
- Health Care and social assistance – 8.6 percent
- Information – 7.4 percent

Additional data from the New Jersey Department of Labor and Workforce Development indicate that as of 2019 there was an average of 26,823 jobs in Hoboken.

Table 7: Occupation of Employed Civilian Population Age 16 and Over, 2020

	Number	Percent
I. Occupation		
Total	35,668	100
Management, business, science, and arts occupations	25,064	70.3
Sales and office occupations	7,370	20.7
Service occupations	2,115	5.9
Production, transportation, and material moving occupations	882	2.5
Natural resources, construction, and maintenance occupations	237	0.7
II. Occupation Type by Industry		
Total	35,668	100
Professional, scientific, and technical services	8,583	24.1
Finance and insurance	7,555	21.2
Health care and social assistance	3,073	8.6
Information	2,626	7.4
Educational services	2,434	6.8
Retail trade	2,383	6.7
Manufacturing	2,263	6.3
Wholesale trade	1,086	3
Accommodation and food services	916	2.6
Administrative and support and waste management services	775	2.2

Table 7: Occupation of Employed Civilian Population Age 16 and Over, 2020

	Number	Percent
Other services, except public administration	784	2.2
Real estate and rental and leasing	726	2
Public administration	692	1.9
Arts, entertainment, and recreation	615	1.7
Transportation and warehousing	572	1.6
Construction	477	1.3
Management of companies and enterprises	61	0.2
Utilities	31	0.1
Agriculture, forestry, fishing and hunting, and mining	21	0.1

Source: 2016-2020 American Community Survey Estimates

Hoboken's median household income was \$153,438 at the time of the 2020 American Community Survey (Table 8). This figure represents an increase of 50.8 percent from the City's 2010 median household income of \$101,782. When adjusting for inflation (as of September 2022), it is revealed that the median household income from 2010 increases from \$101,782 to \$139,416. Additionally, in 2020 25.7 percent of households earned less than \$75,000 a year which is a decrease of 9.9 percent from 2010 when 35.6 percent of households earned less than \$75,000 a year. Table 8 provides a detailed breakdown of incomes of Hoboken households.

Table 8: Median Household Income, 2020

Household Income*	Number	Percent
Less than \$10,000	788	3.1
\$10,000 to \$14,999	641	2.6
\$15,000 to \$24,999	951	3.8
\$25,000 to \$34,999	787	3.2
\$35,000 to \$49,999	1,309	5.2
\$50,000 to \$74,999	1,930	7.7
\$75,000 to \$99,999	2,270	9.1
\$100,000 to \$149,999	3,620	14.5
\$150,000 or More	12,687	50.8
Median Household Income (Dollars)	\$153,438	N/A

Source: 2016-2020 American Community Survey Estimates

*Based on Hoboken's Average Household Size of 2.07 persons (total average of family households, married-couple family households, and non-family households)

The median income for 2-person households in Region 1 (Bergen-Hudson-Passaic-Sussex) as established by Affordable Housing Professionals of New Jersey (AHPNJ) in 2022 was \$92,519 (Table 9), which accurately reflects Hoboken's average household size of 2.07 persons. At \$153,438, Hoboken's median household income level is well above the median income for Region 1. Approximately 49.3 percent of the City's households had incomes at or below this level.

Table 9: Region 1*- Affordable Housing Regional Income Limits by Household Size, 2022

Income Level	Household Size (# of Persons)									
	1	1.5**	2	3*	4	4.5**	5	6	7	8+
Median	\$80,954	\$86,737	\$92,519	\$104,084	\$115,649	\$120,275	\$124,901	\$134,153	\$143,405	\$152,657
Moderate	\$64,764	\$69,390	\$74,016	\$83,267	\$92,519	\$96,220	\$99,921	\$107,323	\$114,724	\$122,126
Low	\$40,477	\$43,368	\$46,260	\$52,042	\$57,825	\$60,138	\$62,451	\$67,077	\$71,703	\$76,329
Very Low	\$24,286	\$26,021	\$27,756	\$31,225	\$34,695	\$36,083	\$37,470	\$40,246	\$43,022	\$45,797
Maximum Annual Increase Permitted										
Rent***	2.9%									
Sales****	11.13%									
Regional Asset Limit*****	\$223,627									

Source: Affordable Housing Professionals of New Jersey (AHPNJ)

*Includes Bergen, Hudson, Passaic and Sussex Counties.

**These columns are for calculating the pricing for one-, two- and three-bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

***This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3 (Consumer price Index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents between 2015 through 2021 because of the lack of authority to do so, may increase rent by up to the applicable combined percentage including 2022 or 9.0% whichever is less in accordance with N.J.A.C. 5:97-9.3(c). In no case can rent for any particular apartment be increased more than one time per year.

****This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

*****The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Housing Vacancy, Value and Cost Characteristics

Out of the 24,983 total occupied units within the City, almost two thirds were renter occupied, and the remainder were owner occupied (Table 10). This indicates a predominantly rent-based housing market within the City. The total occupancy rate was estimated to be 90.1 percent, with a vacancy rate estimated at 9.9 percent. Of the total vacancies, a significant majority consisted of units listed for rent and rented but not occupied, at 59.6 percent of the total.

Table 10: Housing Occupancy and Vacancy, 2020

	No. of Housing Units	Percentage
I. Type of Occupancy		

Table 10: Housing Occupancy and Vacancy, 2020

	No. of Housing Units	Percentage
Owner Occupied	8,654	34.6
Renter Occupied	16,329	65.4
Total Occupied	24,983	100
Total Occupancy Rate: 90.1 Percent		
II. Type of Vacancy		
For rent	1,139	41.3
Rented, not occupied	505	18.3
For sale only	320	11.6
Sold, not occupied	291	10.6
For seasonal, recreational, or occasional use	135	4.9
For Migrant Workers	0	0.0
Other vacant	367	13.3
Total Vacancy	2,757	100
Total Vacancy Rate: 9.9 Percent		

Source: 2016-2020 American Community Survey Estimates

An estimated 82.9 percent of owner-occupied housing units are valued at \$500,000 and up (Table 11). 22.5 percent of the total units are valued at over \$1,000,000. The median owner-occupied housing unit is valued at \$759,800. As previously indicated above, it should be noted that these median figures for the City, County, and State are based on self-reported market values derived from responses received by the American Community Survey, and do not reflect actual assessed property values.

Table 11: Owner-Occupied Housing Unit Values, 2020

	Number of Housing Units	Percent of Total
Value		
Less than \$ 50,000	41	0.5
\$50,000 - \$99,999	120	1.4
\$100,000 - \$149,999	22	0.3
\$150,000 - \$199,999	61	0.7
\$200,000 - \$299,999	48	0.6
\$300,000 - \$499,999	1,186	13.7
\$500,000 - \$999,999	5,230	60.4
\$1,000,000 or more	1,946	22.5

TOTAL	8,654	100
Median Value = \$759,800		

Source: 2016-2020 American Community Survey Estimates

An estimated 82.9 percent of monthly owner costs for housing units with a mortgage is greater than \$2,500 (Table 12). The median monthly owner cost for housing units with a mortgage is \$3,759. An estimated 81.7 percent of monthly owner costs for units without a mortgage is greater than \$1,000 (Table 12). The median monthly owner cost for units without a mortgage is greater than \$1,500.

Table 12: Selected Monthly Owner Costs (SMOC), 2020

Monthly Owner Costs	Number of Housing Units	Percentage of Total
I. Housing Units with a Mortgage		
Less than \$500	0	0
\$500 to \$999	11	0.2
\$1,000 to \$1,499	55	0.8
\$1,500 to \$1,999	384	5.3
\$2,000 to \$2,499	784	10.8
\$2,500 to \$2,999	908	12.5
\$3,000 or more	5,094	70.4
Total	7,236	100
Median SMOC = \$3,759		
II. Housing Units without a Mortgage		
Less than \$250	0	0.0
\$250 to \$399	46	3.2
\$400 to \$599	69	4.9
\$600 to \$799	49	3.5
\$800 to \$999	95	6.7
\$1,000 or more	1,159	81.7
Total	1,418	100
Median SMOC = \$1,500+		

Source: 2016-2020 American Community Survey Estimates

Out of the total 16,329 renter-occupied units, 99.0 percent paid cash rent. (Table 13). 45.8 percent of renter-occupied units paid more than \$2,500 per month, and the median contract rent for the City was \$2,360. 29.9 percent of renters spent 30 percent or more of their household income towards rent (Table 13). The U.S. Department of Housing and Urban Development defines cost-burdened families as *“those who pay more than 30 percent of their total income towards housing and may have difficulty affording necessities such as food, clothing, transportation and medical care.”*

Table 13: Gross Monthly Rents, 2020

	No. of Occupied Units Paying Rent	Percentage of Total
I. Renters Paying with Cash Rent:		

Table 13: Gross Monthly Rents, 2020

	No. of Occupied Units Paying Rent	Percentage of Total
Less than \$500	1,083	6.6
\$500 - \$999	1,527	9.4
\$1,000 - \$1,499	1,808	11.1
\$1,500 - \$1,999	2,134	13.1
\$2,000 - \$2,499	2,122	13.0
\$2,500 - \$2,999	2,471	15.1
\$3,000 or more	5,013	30.7
Total Cash Rent	16,158	99.0
No Cash Rent*	171	1.0
Total	16,329	100
Median Contract Rent = \$2,360		
	No. of Occupied Units	Percent
II. Gross Rent as a Percentage of Median Household Income (GRAPI)		
Less than 15%	3,780	23.2
15.0 - 19.9%	2,439	14.9
20.0 – 24.9%	2,819	17.3
25.0 – 29.9%	2,023	12.4
30.0 – 34.9%	1,288	7.9
35% or more	3,600	22.1
Total	15,949	97.7
Not Computed	380	2.3
Total	16,329	100
Median GRAPI – NOT CALCULATED BY 2016-2020 ACS		

Source: 2016-2020 American Community Survey

*The American Community Survey defines No Cash Rent as: “The unit may be owned by friends or relatives who live elsewhere and who allow occupancy without charge. Rent-free houses or apartments may be provided to compensate caretakers, ministers, tenant farmers, sharecroppers, or others.”

It is estimated that out of 7,226 housing units (households) with a mortgage, 20.8 percent of households spend 30 percent or more of their household income towards housing costs (Table 14). Out of 1,393 housing units (households) without a mortgage, 24.6 percent spend 30 percent or more of their household income towards housing costs.

Table 14: Selected Monthly Owner Costs as a Percentage of Median Household Income, 2020

Percentage of Household Income	No. of Of Housing Units	Percent
I. Housing Units (Households) with a Mortgage		
Less than 20%	3,904	54.0
20-24.9%	976	13.5
25-29.9%	843	11.7
30-34.9%	275	3.8
35% or more	1,228	17.0
Total	7,226	100
II. Housing Units (Households) without a Mortgage		
Less than 10%	512	36.8
10-14.9%	309	22.2
15-19.9%	109	7.8
20-24.9%	205	14.7
25-29.9%	51	3.7
30-34.9%	33	2.4
35% or more	174	22.2
Total	1,393	100
Combined Total	8,619	

Source: 2016-2020 American Community Survey Estimates

Based on the qualifying formula in the UHAC regulations, N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent down payment. In addition, moderate income sales units must be available for at least three different prices and low-income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under UHAC regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low- income unit and one rent for a moderate- income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey. In affordable developments, 13 percent of the units must be affordable to households earning no more than 30 percent of median income

Affordable Housing Obligation

The City of Hoboken's affordable housing obligation is described in the following subsections.

Rehabilitation/Present Need Obligation

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The Present Need is commonly referred to as the "Rehabilitation share". Hoboken's Rehabilitation share/Present Need is 252 units.

Prior Round Prospective Need Obligation

The Prior Round obligation covers the period from 1987 through 1999. Hoboken has a total obligation from the Prior Round of zero (0) units because the City is an Eligible Urban Aid Community.

Third Round Prospective Need

The Prospective Need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. Hoboken and Fair Share Housing Center have agreed to a prospective need calculation of zero (0) units because the City is an Eligible Urban Aid Community. The terms of the settlement with FSHC does not preclude the City of Hoboken from requiring developers to provide affordable units as required by Chapter 65A: Affordable Housing of the Hoboken City Code.

Total Obligation

Based on the above, the City of Hoboken's total affordable housing obligation is 252 units, or the sum of the total of each of the present need, prior round obligation and prospective need calculations ($252+0+0 = 252$).

Ability to Accommodate Affordable Housing Obligation

Hoboken anticipates that future development and growth will predominantly be limited to infill development and redevelopment of existing properties.

Anticipated Land Use Patterns

As to the future employment outlook within Hoboken, the key areas that drive economic activity in Hoboken are Washington Street and the retail core in southeast Hoboken around the Terminal, where retail restaurants and bars are concentrated in the form of traditional storefronts. In recent years, Fourteenth Street has experienced an increase in retail and commercial development. Many of the economic trends related to manufacturing have been occurring over the past 20 years. Almost all of the industry along the waterfront has been replaced by residential, office or open space uses. The larger factory uses throughout the city have transitioned over time into smaller- scale industrial uses or other uses. Remaining industrial uses are clustered in four areas: the North End Redevelopment Area, the Western Edge, the Neumann Leathers complex, and the Southwest Redevelopment Area.

Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

There has been significant housing growth in Hoboken over the past two decades. More than 25% of the housing stock in Hoboken was built between 2000 and 2015 according to the U.S. Census. Hoboken has been in high demand for new residential housing and the new construction trends reflect the demand with 75% of the units built since 2000 have been with 50 or more units along with an increase in larger, multi-family buildings.

Because there is very little vacant land left for new development in Hoboken, future residential development will be in the form of small infill development, redevelopment and rehabilitation of existing residential units.

Fair Share Plan

This Fair Share Plan outlines the mechanisms by which the City of Hoboken proposes to fulfill the Rehabilitation/Present Need obligations. Details on the mechanisms the City will employ in order to fulfill its Rehabilitation/Present Need obligation are provided below.

Rehabilitation Program

The City will address the rehabilitation obligation through the development of a City run homeowner and rental rehabilitation program. All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, “a unit with health and safety code violations that require the repair or replacement of a major system.” Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units shall meet the applicable construction code. Additionally, all rehabilitated units shall be occupied by very-low, low- or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction prior to the issuance of any CO and upon completion of any necessary rehabilitation of the subject site. Exact completion of said rehabilitation shall be defined in the upcoming Rehabilitation Manual to be adopted by the Hoboken City Council. The average hard cost will be at least \$10,000.

Affordable Housing Sites

The City of Hoboken has identified existing and proposed developments providing affordable housing units that, in accordance with the FSHC Settlement Agreement, will be credited toward the Rehabilitation obligation. Table 15 lists the existing residential developments that are constructed and occupied, residential developments approved through Redevelopment Agreement and/or the Hoboken Planning/Zoning Board, and proposed developments that will provide deed restricted housing available to the very-low-, low- and moderate-income households. The City anticipates a total of 432 affordable housing units to be applied to the 252-unit Rehabilitation obligation. This total includes 159 existing affordable units, and 273 affordable units approved by Redevelopment Agreement and/or the Hoboken Planning Board or Zoning Board of Adjustment. The surplus affordable units associated with the existing and approved affordable units (180 units) and the proposed affordable units anticipated (approximately 188 units) will be applied to a future affordable housing obligation in accordance with the Settlement Agreement with FSHC. At least fifty percent (50%) of all affordable units credited toward the 252-unit Present Need obligation must be low-income affordable units which includes a minimum of 13% of the units dedicated to very-low-income households.

Table 15A: Affordable Housing Sites – Existing Affordable Units

Housing Sites	Credits	Unit Type	Status	Bedroom/Income Distribution
I. Existing Affordable Units				
Site 1: YMCA – (1301 Washington Street, Block 245, Lot 1)	91	SRO Rental	Opened 2013	Very-low-income: 91 units
Site 2: 600 Harrison – (600 Harrison Street, Block 72, Lot 1)	5	Family Rental	Opened 2017	Low-income: One 1-bedroom Moderate-income: Three 2-bedroom and one 1-bedroom
Site 3: Edge Adams – (1405 Adams Street, Block 121, Lot 1.01)	4	Family Rental	Opened 2019	Moderate-income: One studio, two 2-bedroom, and one 3-bedroom
Site 4: 7-Seventy House - (770 Jackson Street, Block 80, Lot 1.01)	42	Family Rental	Opened 2019	Moderate-income: Eight studio, Twenty-six 2-bedroom, eight 3-bedrooms
Site 5: American Legion Building – (308 Second Street, Block 43, Lot 4)	6	Homeless Veterans	Opened 2019	Very-low-income: Three studio and three 1-bedroom
Site 6: 401-403 Jackson – (401-403 Jackson Street, Block 57, Lot 1.01)	5	Family Rental	Opened 2022	Low-income: Two 2-bedroom and one 3-bedroom Moderate-income: One 1-bedroom and one 2-bedroom
Site 7: Wonderlofts, LLC – (721 Clinton Street, Block 159, Lot 7)	6	Family Rental	Opened 2022	Very-low-income: One 2-bedrooom Low-income: One 2-bedroom and one 3-bedroom Moderate-income: Two 2-bedroom and one 3-bedroom
Subtotal: Existing Affordable Units	159	Income Distribution: 98 VL, 6 L, 55 M Bedroom Distribution: 109 One bdrm, 38 Two bdrm, 12 Three bdrm		

Source: 2022 Hoboken & FSHC Final Settlement Agreement and City Staff

Table 15B: Affordable Housing Sites – Approved Affordable Units

Housing Sites	Credits	Unit Type	Status	Bedroom/Income Distribution
II. Approved Affordable Units				
Site 8: Block 106 – (1200-1350 Madison Street, Block 106, Lot 1)	70	Family Rental	Redevelopment Agreement Approved 10/21/2020	*
Site 9: Block 112 – (1300 Jefferson Street, Block 112, Lot 1)	20	20 Family Rental On- Site**; 18 Off-site SNlocated at Site 10	Amended Redevelopment Agreement Approved 1/12/2021	20 On-site Units** 18 – Off-Site, Low- Income Supportive Housing Units: See Site 10
Site 10: American Legion Building – (308 Second Street, Block 43, Lot 34)	18	Homeless Veterans	Amended Redevelopment Agreement Approved 1/13/2021, Approved by Zoning Board 9/21/2021	Very-low-income: Fifteen studio and three 1-bedroom (as approved by the Zoning Board of Adjustment on September 21, 2021, Application No. HOZ- 21-5) **
Site 11: 11 th and Willow – (259 11 th Street, Block 172, Lot 17)	Up to 25	Age- Restricted Rental	Development Agreement Approved 2/18/2021, Pending Board Approval	Very Low-Income: four studio/1- bedroom Low-Income: eight studio/one-bedroom, one 2-bedroom Moderate Income: eleven studio/1- bedroom, one 2- bedroom
Site 12: Hoboken Urby – (250 Observer Highway, Block 1, Lot 1)	40	Family Rental	Redevelopment Agreement Approved 5/14/2021, Approved by Planning Board 7/13/2021. Pending City Obligations Under Settlement Agreement	Very Low-Income: three studio/1- bedroom Low-Income: ten studio/1-bedroom, six 2-bedroom Moderate-Income: fourteen studio/1- bedroom, seven 2- bedroom***

Table 15B: Affordable Housing Sites – Approved Affordable Units

Housing Sites	Credits	Unit Type	Status	Bedroom/Income Distribution
Site 13: 931 Madison – (931 Madison Street, Block 95, Lots 11-16)	4	Family-For-Sale	Redevelopment Agreement Approved 6/8/2021, Approved by Planning Board 5/5/2022	Low-income: one 2-bedroom, one 3-bedroom Moderate Income: One studio/1-bedroom, one 2-bedroom
Site 14: Windsor Eden – (601-619 Newark Street, Block 3, Lots 3-11 and Block 3.01, Lot 1)	6	Family Rental	Redevelopment Agreement Approved 12/17/2021, Approved by Planning Board 8/2/2022	Very Low-income: one 2-bedroom Low-income: one 2-bedroom, one 3-bedroom Moderate Income: One studio/1-bedroom, one 2-bedroom, one 3-bedroom
Site 15: Southwest Market – (38 Jackson Street, Block 6, Lot 1)	12	Family-For-Sale	Redevelopment Agreement Approved 12/17/2021, PB approval 9/8/2022	Low-income: One 1-bedroom, four 2-bedroom, and two 3-bedroom Moderate-income: One 1-bedroom, three 2-bedroom, and one 3-bedroom
Site 16: Hoboken Yard – (Observer Highway, Block 139, Lot 1.02)	Up to 78	Family Rental	Redevelopment Agreement Approved 7/6/2022, Pending PB	****
Subtotal Approved Affordable Units	273	Approved Units Income Distribution: 50 VL, 96 L, 127 M Approved Units Bedroom Distribution: 104 One bdrm, 128 Two bdrm, 41 Three bdrm		
Total: I. Existing and II. Approved	432	Existing and Approved Units Income Distribution: 148 VL (34%), 102 L (23%), 182 M (42%) Existing and Approved Units Bedroom Distribution: 213 One bdrm (49%), 166 Two bdrm (38%), 53 Three bdrm (12%)		

Source: 2022 Hoboken & FSHC Final Settlement Agreement and City Staff

*Must comply with UHAC and the City's Affordable Housing Ordinance, per Redevelopment Agreement. Project is currently in litigation pending a Settlement Agreement with the City.

** Must comply with UHAC and the City's Affordable Housing Ordinance, per Redevelopment Agreement. Project is currently in litigation pending a Settlement Agreement with the City; 20 affordable unit on-site requirement must comply with NJ UHAC and the City's Affordable Housing Ordinance, per Redevelopment Agreement. Project is currently in Litigation pending a Settlement Agreement with the City. The 18 affordable off-site units will consist of 15 studios and three 1-bedroom units.

***Proposed affordable units do not meet UHAC requirements, affordable requirements from Redevelopment Agreement below:

1. One (1) out of every nine (9) units (11%) must be provided as affordable housing units
2. Income-level restrictions must be consistent with NJ UHAC affordability controls for very low-, low-, and moderate-income households.
3. All affordable units must be managed by the City's Administrative Agent for affirmative marketing, certifying households, managing the waiting list, etc.
4. The bedroom distribution for affordable units must be proportionally consistent with market-rate units.

****Must comply with UHAC and the City's Affordable Housing Ordinance, per Redevelopment Agreement.

Table 15C: Affordable Housing Sites – Proposed Affordable Units

Housing Sites	Credits	Unit Type	Status	Bedroom/Income Distribution
III. Proposed Affordable Units				
Site 17: 83 Willow – (83 Willow Avenue, Block 1, Lot 11)	4	Family Rental	†	†
Site 18: Neumann Leather – (300 Observer Highway, Block 2, Lots 12-26, and Block 2.01 Lots 1-4, 9, and 10)	31+	Family Rental	†	†
Site 19: 511-521 Newark – (511-521 Newark Street, Block 3.02, Lots 6 and 11-19)	4	Family Rental	†	†
Site 20: Academy Bus – (88 Marshall Street, Block 9, Lots 2-4)	Minimum of 23	TBD	††	††
Site 21: 930 Monroe – (930 Monroe Street, Block 92, Lot 1.02)	68	Family Rental	†	†
Site 22: 1404 Willow Avenue (Block 123, Lot 16.01)	5	Family Rental	†	†

Table 15C: Affordable Housing Sites – Proposed Affordable Units

Housing Sites	Credits	Unit Type	Status	Bedroom/Income Distribution
Site 23: 1500 Clinton – (1500 Clinton Street, Block 131, Lots 1-32)	39	Family Rental	†	†
Site 24: The Rivington Expansion – (1130 Grand Street, Block 151, Lot 1 and Block 156, Lot 6)	5	Family Rental	†	†
Total Proposed Units	179 (Approximate)			
Total: I. Existing, II. Approved and III. Proposed	611 (Approximate)			

Source: 2022 Hoboken & FSHC Final Settlement Agreement and City Staff

†Will comply with UHAC and City's Affordable Housing Ordinance. Proposed project under review by the City. Affordable and market-rate unit counts subject to change. No Redevelopment Agreement has been approved at this time.

††Will comply with UHAC and City's Affordable Housing Ordinance. Redeveloper is conditionally designated by the City. Affordable and market-rate counts subject to change. No Redevelopment Agreement has been approved at this time.

Table 16 provides the residential development projects in which the developers did not provide any units towards the mandatory set-aside of 10% for low- and moderate-income units. Since 2011, FSHC and Hoboken have engaged in active litigation with these developers.

On April 30, 2021, the Appellate Division granted Hoboken and the FSHC's motion to enforce the mandatory set-aside affordable housing requirement, ordering an evidentiary hearing to determine how the developers will comply with their affordable housing requirements. On June 15, 2021, the New Jersey Supreme Court stayed the Appellate Division's enforcement order, and on July 8, 2021, it remanded the matter to the Appellate Division for an opinion on substantive issues raised by the developers. At the time of settlement with FSHC, the final opinion had not been issued yet and the developers petitions to the Supreme Court remain pending.

When the pending litigation is resolved Hoboken may claim credit for any affordable units produced by the four developments that are deed restricted in accordance with applicable law and provided to low- and moderate-income households.

Table 16: Developments Pending Litigation

Housing Sites	Address	Owner	Total Housing Units	Affordable Units Required (10%)*
Site 25: Park + Grove	1450 Garden St.	BIT Investment 61, LLC & PNC Bank	212	22
Site 26: Vine Hoboken	900 Monroe St.	900 Monroe Hoboken, LLC & IREC	135	14
Site 27: Harlow	1330 Willow Ave.	Advance at Hoboken, LLC	140	14
Site 28: The Artisan on Clinton	1400 Clinton St.	Taylor, Morgan, LaSalle Investment Mgmt.	59	6
Total			546	56

Source: 2022 Hoboken & FSHC Final Settlement Agreement and City Staff

*Hoboken's Affordable Housing Ordinance at the time of application and approval required all fractional units to be rounded up to the next whole unit.

Description of Affordable Housing Sites

Unless otherwise noted, the bedroom and income distribution will be in compliance with NJ COAH, NJ UHAC and Fair Housing Act requirements.

Existing Affordable Housing Units

The appendix will contain the pertinent documentation including affordability controls, approvals, certificates of occupancy and financing information (if applicable) to demonstrate the creditworthiness of the following existing affordable housing units.

Site 1: YMCA Single Room Occupancy (SRO) for Men - 91 very-low-income units

On May 16, 2011, The Hoboken Zoning Board of Adjustment granted Final Site Plan approval to Application No. HOZ-11-4 for a one-story addition to the existing YMCA building. Said Application relates to previous Preliminary and Final Site Plan application approval by the Zoning Board of Adjustment on March 20, 2007, granting "c" and "d" variance relief to the YMCA to accommodate the proposed expansion of services and modernization of the existing single-room occupancy (SRO) units. The existing project is located on Block 245 Lot 1 with an address of 1301 Washington Street within the Residential R-1 Zoning District and within the Historic Overlay District. The property is

owned by the YMCA and consists of 91, 100% affordable single-room occupancy (SRO) All of the existing affordable units are designated for very-low-income residents. A Certificate of Occupancy (Certificate No. 20120535) for the site was issued on December 23, 2013.

Site 2: 600 Harrison – 5 family units

On April 7, 2015, the Hoboken Zoning Board of Adjustment granted Preliminary Site Plan and Final Major Site Plan approval to Application No. HOZ-15-31 submitted by 600 Harrison, LLC, to construct a 7-story mixed use building with 46 residential units, 750 square feet of ground floor commercial space, and garaged parking on the property located at Block 72, Lot 1, commonly known as 600 Harrison Street, within the R-3 Zoning District. Per the conditions outlined in the Board Resolution of Approval adopted on May 5, 2015, and amended on May 26, 2015, the development shall include at least five (5) affordable family units. A Certificate of Occupancy (Certificate No. 20151127) for the site was issued on August 1, 2018.

Site 3: Edge Adams – 4 family units

On May 24, 2016, the Hoboken Zoning Board of Adjustment granted Final Site Plan approval to Application No. HOZ-16-3 submitted by 1410 Grand Adams, LLC, for the construction of a mixed-use building with residential units on floors two through six consisting of 40 market rate units and four (4) family affordable housing units. Additionally, the building will contain 1,950 square feet of commercial/retail space, 1,200 square feet of theater space, and 44 on-site parking spaces on the ground floor of the property located at Block 121, Lot 1.01, commonly known as 1405 Adams Street. Per the conditions outlined in the Board Resolution of Approval adopted July 19, 2016, the development shall include at least four (4) affordable family units. A Certificate of Occupancy (Certificate No. 20170060) for the site was issued on January 15, 2020.

Site 4: 7-Seventy House – 42 family units

On November 30, 2016, the Hoboken Planning Board granted Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval to Application No. HOP-16-25 submitted by Monroe Center Hoboken Urban Renewal, LLC for the construction and development of 424 residential units, of which 42 units were to be set-aside as moderate-income affordable units, along with approximately 25,500 square feet of space for commercial/retail use. The property is identified as Block 80, Lot 1.01 commonly known as 770 Jackson Street, within the Northwest Redevelopment Plan area. A Certificate of Occupancy (Certificate No. 20170955) for the site was issued on February 28, 2020.

Site 5: American Legion Building – 6 very low-income units

On March 15, 2016, the Hoboken Zoning Board of Adjustment granted Minor Site Plan approval and variance relief for Application No. HOZ-16-4, submitted by the Hoboken World War Veterans Holding Corporation to demolish the existing building, and reconstruct a new five (5) story building containing six (6) affordable units for homeless veterans on the property located at Block 43, Lot 4, commonly known as 308 Second Street within the R-2 Zoning District. Per the conditions outlined in the Board

Resolution of Approval adopted April 19, 2016, the development shall include three (3) studio apartment units and three (3) one-bedroom apartment units. All six (6) affordable units are designated as very low-income units. A Certificate of Occupancy (Certificate No. 20170955) for the site was issued on August 15, 2019.

Site 6: 401-403 Jackson – 5 family units

On November 27, 2018, the Hoboken Zoning Board of Adjustment granted Preliminary and Final Major Site Plan approval to Application No. HOZ-18-3 submitted by BC2 Ventures, LLC to demolish the existing structures and construct a mixed-use building, consisting of 43 dwelling units and approximately 5,000 square feet of retail space on the property located at Block 57, Lot 1.01 commonly known as 401 Jackson Street within the C-3 Commercial Zoning District. Per the conditions outlined in the Board Resolution of Approval adopted December 18, 2018, the development shall include at least five (5) affordable family, non-age restricted rental units (10% affordable housing set aside). A Temporary Certificate of Occupancy (Certificate No. 20120535) for the site was issued on June 3, 2022.

Site 7: Wonderlofts, LLC – 6 family units

On February 2, 2016, the Hoboken Planning Board granted Final Site Plan approval to Application No. HOP-15-20 submitted by Wonderlofts, LLC for the proposed construction of a new five-story residential building with six (6) affordable units. The property is located at Block 159, Lot 7, commonly known as 721 Clinton Street and is located within the R-2 Residential Zoning District. Per the conditions outlined in the Board resolution, adopted on February 24, 2015, the development shall provide six (6) affordable family units. As indicated by Hoboken Planning Staff, a Certificate of Occupancy (CO) is anticipated to be issued in November or December, 2022.

Proposed Affordable Housing Units

Site 8: Block 106 - 70 family units

The proposed 3.51-acre, mixed-use development is located at 1200-1350 Madison Street on Block 106, Lot 1 within the Western Edge Redevelopment Area. The project includes up to 701 residential units of which a minimum of 10% will be set-aside as affordable housing. The site has been approved through a redevelopment agreement adopted on October 21, 2020. However, the related Preliminary and Final Site Plan Application No. HOP-21-11 was denied approval by the Planning Board on November 4, 2021. The City of Hoboken and Hoboken Western Edge LLC are currently in active litigation due to the Board's decision.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Hoboken Western Edge LLC).

- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
- *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by New Jersey Transit right-of-way to the west, a public park to the north, a future municipal park under construction to the east, and a privately owned lot by PSE&G to the south. Access to the parcel is from Madison Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvements Standards, N.J.A.C 5:21-1 et seq.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
 - *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
 - *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*

- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 9: Block 112 - 37 affordable units (20 on-site affordable units, 18 off-site affordable units)

The proposed mixed-use development includes 357 residential units of which 37 units will be deed restricted for affordable housing and is located at 1300 Jefferson Street on Block 112, Lot 1 within the Western Edge Redevelopment Area. The site, which is 1.84 acres in size, has been approved through a Redevelopment Agreement between the City of Hoboken and Block 112 LLC, adopted by Council Resolution on January 12, 2021 Resolution No. 21-25. However, the associated Preliminary and Final Site Plan Application No. was denied approval by the Planning Board on August 3, 2021.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Just Block 112 LLC % M Villamar)
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by an industrial use building to the west across Madison Street, a private surface level parking lot to the north across 14th Street, mixed-use building, commercial use self-storage, and public surface level parking lot, and public property (under construction) to the south. Access to the parcel is from Madison Street and Jefferson Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with R.S.I.S Development of the site will be consistent with the Residential Site Improvements Standards, N.J.A.C 5:21-1 et seq.*

- *The site is located in a “Smart Growth Planning Area”.* The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
- *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 10: American Legion Building - 18 affordable units

On September 21, 2021, the Hoboken Zoning Board of Adjustment granted Preliminary and Final Major Site Plan approval with variance relief for Application No. HOZ-21-5 submitted by The Hoboken World War Veterans Holding Corporation. The application proposes the construction of a five (5)

story building containing 18 affordable units for homeless veterans as addition to the adjacent, existing American Legion building (Site 7, above). The site has been approved through Redevelopers Agreement on January 13, 2021. The property is located at Block 43, Lot 34, commonly known as 308 Second Street within the R-2 Zoning District. Per the conditions outlined in the Board of Resolution of Approval adopted November 16, 2021, the development shall include eighteen (18) residential units containing fifteen (15) studio apartments and three (3) one-bedroom apartment units. All 18 affordable units will be designated as very-low-income units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Hoboken Parking Utility).
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by multi-family residential. Access to the parcel is from Second Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*

- *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 11: 11th and Willow (Municipally Sponsored 100% AH Project) - up to 25 age-restricted rental units

The proposed project is located at 259 11th Street on Block 172, Lot 17 within Residential (R-2) Zoning District. The developer, Community Investment Strategies, LLC, has been named through the Developer’s Agreement adopted by Resolution No. 21-185 on February 18, 2021 as the 100% affordable housing developer. Pursuant to the draft Developer’s Agreement, it is anticipated that not more than 25 age-restricted rental units will be constructed on this 0.17-acre site.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under public ownership (Hoboken Parking Utility).
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
- *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a vacant multi-story building and multi-family residential to the west across Willow Street, multi-family residential to the north across 11th Street, multi-use multi-family residential to the east, and mixed-use multi-family residential to the south. Access to the parcel is from Willow Avenue and 11th Street.*
- *Adequate sewer and water capacity are available.*
- *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
- *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
- *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone X. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area of moderate flood hazard, usually the area between the limits of the one-hundred-year (1%) and five-hundred-year (0.02%) floor.” Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*

- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 12: Hoboken Urby (Approved) - 40 affordable units

The project is located at 256 Observer Highway on Block 1, Lot 1 within the I-2 (Industrial) and R-1 (Residential) districts and subject to the Public Works Garage Site Redevelopment Plan. The site, which is 1.12 acres, has been approved for 360 residential units of which 40 units will be set-aside as affordable housing in accordance with the Redeveloper's Agreement approved on May 14, 2021, and Planning Board approval Application No. HOP-21-7 on July 13, 2021; adopted on August 10, 2021.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (250 Observer, LLC)
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a vacant multi-story building and multi-family residential to the west across Willow Avenue, a private surface level parking lot to the north, multi-use multi-family residential to the east, and New Jersey Transit right-of-way to the south across Observer Highway. Access to the parcel is from Willow Avenue, Observer Highway, and Park Avenue.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street*

parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.

- *The site is located in a “Smart Growth Planning Area”.* The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
 - *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
 - *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 13: 931 Madison (Approved) – 4 family units

The proposed project is located at 931 Madison Street on Block 95, Lots 11-16 within the Northwest Industrial Redevelopment Plan area. The site has been approved through the Redeveloper's Agreement via Resolution No 21-452, adopted on June 8, 2021, and was approved by the Planning Board Resolution for Application No. HOP-21-15 on May 5, 2022, and adopted on June 9, 2022. The lot area is approximately 0.34 acres, with a total of 36 units approved with an affordable housing set-aside of four (4) family units. The residential units are located above commercial spaces and parking. The affordable units will be distributed as follows. One 1-bedroom, two 2-bedroom, and one 3-bedroom unit. Income distribution will comply with UHAC and the City's affordable housing requirements.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Madison Street Capital 931, LLC).
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by multi-family residential to the south, mixed-use multi-family residential to the north across 10th Avenue, multi-family residential to the east, and a retail food store across Madison Street to the west. Access to the parcel is from Madison Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a "Smart Growth Planning Area". The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state's*

future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.

- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
 - *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City's Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an "Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones". Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
 - *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
 - ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 14: Windsor Eden (Approved) – 6 family units

The proposed project is located at 601-619 Newark Street on Block 3, Lots 3-11 and Block 3.01, Lot 1 within the Southwest Hoboken Rehabilitation Area. The site received Preliminary and Final Site Plan approval by the Hoboken Planning Board on August 2, 2022, as memorialized by the Board Resolution of Approval for Application No. HOP-22-5. Prior to said approval, a Redeveloper's Agreement for the site was approved on December 17, 2021, Application No 21-910. The lot area is approximately 0.48 acres and a total of 60 units will be developed, with an affordable housing yield of 6 units based on a 10% affordable housing set aside. The affordable units will be distributed as follows, one 1-bedroom, three 2-bedrooms, and two 3-bedroom units. Income distribution will comply with UHAC and the City's affordable housing requirements.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round

regulations.

- ✓ Available Site: The site is under private ownership (Windsor Eden LLC % Rami Evar).
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a public park to the west, multi-family residential to the north across Newark Street, a retail store to the east, and New Jersey Transit right-of-way to the south of the site. Access to the parcel is from Newark Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
 - *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and*

Category One streams are not present. Development on the site will comply with NJDEP regulations.

- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 15: Southwest Market - 12 family for-sale units

The proposed mixed-use project includes a total of 123 residential condominium units including twelve (12) family for-sale affordable units located at 38 Jackson Street on Block 6, Lot 1 within the Industrial Mixed Use (I-2) Zoning District and the Southwest Hoboken Rehabilitation Area. The site, which is approximately 1.69 acres, was approved through a Redevelopment Agreement between the City of Hoboken and 38 Jackson LLC, adopted on December 17, 2021, per Council Resolution No. 21-909. The Planning Board granted Preliminary and Final Site Plan approval for the project on September 8, 2022, as memorialized in the Resolution of Approval for Planning Board Application No. HOP-22-8, adopted October 13, 2022. The affordable housing bedroom mix and income distribution is as follows: Low-income - One 1-bedroom, four 2-bedroom, and two 3-bedroom units. Moderate-income – One 1-bedroom, three 2-bedroom, and one 3-bedroom units. The affordable units will be deed restricted for a minimum of 40 years.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (38 Jackson LLC & 125 Washington St).
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
- *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a multi-use building and private surface level parking lot to the west across Harrison Street, a public park to the north across Observer Highway, mixed use and multi-family residential to the east across Jackson Street, and a public park to the south across Newark Street. Access to the parcel is from Newark Street, Jackson Street, Observer Highway, and Harrison Street.*
- *Adequate sewer and water capacity are available.*
- *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
- *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
- *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District but contains a locally listed landmark and eligible for state funding. The north building building fronting observer Highway (commonly known as 651*

Observer Highway) is listed as a historic site (SHPO ID# 5542) per the City Ordinance, and is eligible for inclusion in the State and National Register of Historic Places. The developer will be required to retain, restore and preserve the majority of the building and reconstruct the rest of the building.

- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will be in compliance with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 16: Hoboken Yard (LCOR) - 78 affordable units

The proposed mixed-use development is located on the south side of Observer Highway between Washington and Bloomfield Streets on Block 139, Lot 1.02 within Hoboken Yard Redevelopment Plan area. The site has been approved through the Redeveloper's Agreement via Resolution No 22-534, on July 6, 2022. The lot area is approximately 1.75 acres, and it is anticipated that no more than 389 residential units would be developed, including 78 affordable housing units based on a 20% set-aside. The affordable housing units will be deed restricted a minimum of 40 years.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (NJ Transit Corp % RE Office).
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a private surface level parking lot to the west across Hudson Street, multi-use multi-family residential to the north across Hudson Place, New Jersey Transit terminal to the east, and New Jersey Transit right-of-way to the south. Access to the parcel is from Hudson Street and Hudson Place.*

- *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
 - *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
 - *The site will not affect any historic or architecturally important sites and districts. The site is within a Historic District and is subject to the Historic Preservation Commission’s (HPC) review and advisory process.*
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
 - ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and

the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Proposed Affordable Housing Units

Site 17: 83 Willow Avenue - 4 family units

The proposed project is located at 83 Willow Avenue on Block 1, Lot 11 within the Public Works Garage Redevelopment Area. The site is pending approval of a redevelopment agreement between the City and the conditionally designated redeveloper. The lot area is approximately 0.22 acres, with an affordable housing set-aside of four (4) units. While the final unit count is currently uncertain, at no time will the affordable unit count be less than 10% of the market rate units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (83 Willow Avenue Apartments, LLC)
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a historic mixed-use light-industrial building and multi-family residential to the west across Willow Street, mixed-use multi-family residential to the north across Newark Street, mixed-use multi-family residential to the east, and municipal Public Works facilities to the south of the site. Access to the parcel is from Willow Avenue and Newark Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*

- *The site is located in a “Smart Growth Planning Area”.* The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
- *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 18: Neumann Leathers - 31 family units

The proposed project is located at 300 Observer Highway on Block 2, Lots 12-26 and Block 2.01, Lots 1-4, 9, and 10 within the Neumann Leathers Redevelopment Area. The site is pending Redeveloper’s Agreement approval. The lot area is approximately 2.47 acres, with a potential affordable housing yield of 31 units. While the final unit count is uncertain currently, at no time will the affordable unit count be less than 10% of the market rate units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Observer LLC % UFVS MGMT LLC).
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by multi-family residential and private surface level parking lot to the west, multi-family residential to the north across Newark Street, a mixed-use multi-family residential to the east, a vacant property to the east across Willow Avenue, and New Jersey Transit right-of-way to the north across Observer Highway of the site. Access to the parcel is from Observer Highway, Willow Avenue, and Newark Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
 - *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention*

Ordinance, pursuant to § 104-5, this Zone constitutes an “Area *Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones*”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.

- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District but is a locally listed landmark and eligible for state funding. The site is listed as a historic site (SHPO ID# 5522) per the City Ordinance, and is eligible for inclusion in the State and National Register of Historic Places. The developer will be required to retain, restore and preserve the majority of the building and reconstruct the rest of the building.*
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 19: 511-521 Newark – 4 Family Units

The proposed project is located at 511-521 Newark Street on Block 3.02, Lots 6, and 9-11 within the Southwest Hoboken Redevelopment Area. The site is pending approval of a Redevelopment Agreement. The lot area is approximately 0.30 acres, and it is anticipated that a total of 40 units could be developed, with an affordable housing yield of four (4) units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Newark Street Capital 511-521 LLC)
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
- *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a private surface level parking lot, public property to the north across Newark Street, private surface level parking lot and a multi-use and multi-family residential to the east, and multi-use and multi-family residential to the south. Access to the parcel is from Newark Street.*
- *Adequate sewer and water capacity are available.*
- *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
- *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
- *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
- *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*

- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will be in compliance with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 20: Academy Bus- Unit Count Minimum 23 Family Rental

The proposed project is located at 88 Marshall Street on Block 9, Lots 2-4 within the Southwest Hoboken Redevelopment Area. The site is pending approval of a Redevelopment Agreement between the City and Jefferson Street Partners, LLC. T. While the final unit count is not determined at this time, at no time will the affordable unit count be less than 10% of the total unit count.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Jefferson St Partners II LP)
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by New Jersey Transit right-of-way to the west, multi-use multi-family residential to the north across Paterson Avenue, private surface level parking lot and a multi-use building to the east, and a vacant commercial property to the south. Access to the parcel is from Paterson Avenue.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory*

Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.

- *The site is located in a “Smart Growth Planning Area”.* The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
 - *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
 - *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
 - ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 21: 930 Monroe - 68 family units

The proposed project is located at 930 Monroe Street on Block 92, Lot 1.02 within the Western Edge Redevelopment area. The site is pending Redeveloper’s Agreement approval. The lot area is

approximately 4.15 acres, and it is anticipated that up to 675 total units would be provided, with an affordable housing set-aside of 68 family units. .

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (Hobokenfair, LLC & Belvemonroe, LLC).
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by New Jersey Transit right-of-way to the west residential and private surface level parking lot to the west and north, a retail food store, private surface level parking lot, and an industrial use to the east, and multi-use multi-family residential to the south of the site. Access to the parcel is from Monroe Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*

- *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City's Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an "Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones". Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
- *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 22: 1404 Willow - 5 affordable units

The proposed project consists of an 8-story, mixed-use building with 7,600 square feet of commercial space and 52 units, located on Block 123, Lot 16.01, more commonly known as 1404 Willow Avenue. The City has entered into Cost and Conditionally Designated Agreement with the owner of the property, AR Willow Property, LLC and is actively negotiating a Redevelopment Agreement.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (AR Willow Property, LLC).
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
- *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*

- *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by a private surface level parking lot to the west across Hudson Street, multi-use multi-family residential to the north across Hudson Place, New Jersey Transit terminal to the east, and New Jersey Transit right-of-way to the south. Access to the parcel is from Hudson Street and Hudson Place.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a “Smart Growth Planning Area”. The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*
 - *The site will comply with all applicable environmental regulations. The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.*
 - *The site will not affect any historic or architecturally important sites and districts. The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.*
- ✓ **Developable Site** – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality

management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.

- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 23: 1500 Clinton - 39 affordable units

The proposed project is located at 1500 Clinton Street on Block 131, lots 1-32 within the North End Redevelopment Plan Area. The site is pending Redeveloper’s Agreement approval. The lot area is approximately 1.84 acres, with a potential affordable housing yield of 39 units. While the final unit count is not confirmed, at no time will the affordable unit count be less than 10% of the total number of units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (1500 Clinton LLC % Chris Mazzola)
- ✓ Suitable Site – The site is suitable as defined in COAH’s regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by mixed-use industrial to the west across Grand Street, a privately owned lot by PSE&G to the north, a privately owned vacant lot to the east, and privately owned vacant office space to the south. Access to the parcel is from 15th Street, Clinton Street, Grand Street, and 16th Street.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C. 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory*

Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.

- *The site is located in a “Smart Growth Planning Area”.* The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state’s future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA.* The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.
 - *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City’s Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an “Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones”. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
 - *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
 - ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will comply with New Jersey Uniform Housing Affordability Controls (UHAC) and the City’s affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Site 24: The Rivington Expansion - 5 family units

The proposed project is located at 1130 Grand Street on Block 151, Lot 1 and Block 156, Lot 6 within

the Northwest Redevelopment Plan Area. The site is pending approval of a Redeveloper's Agreement. The lot area is approximately 2.76 acres, with a total of 48 units proposed, including five (5) affordable family units.

This site is available, approvable, developable, and suitable as defined in COAH Prior Round regulations.

- ✓ Available Site: The site is under private ownership (EQR-Rivington LLC & EQR-Rivington A)
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - *The site has a clear title and is free of encumbrances that preclude development of affordable housing. We are unaware of any legal encumbrances that would preclude its development for affordable housing.*
 - *The site adjacent to compatible land uses and has access to appropriate streets. The site is bound by multi-family residential to the west, multi-family residential and multi-use and multi-family residential to the north, an education facility to the east, and multi-family residential and a self-storage facility to the south. Access to the parcel is from 12th Avenue.*
 - *Adequate sewer and water capacity are available.*
 - *The site can be developed in accordance with the New Jersey Residential Site Improvement Standards (R.S.I.S; N.J.A.C 5:21-1 et seq.). An exemption from certain R.S.I.S. off-street parking requirements has been established by the New Jersey Site Improvement Advisory Board, designating special parking area standards for the City pursuant to Resolution No. 98-03.*
 - *The site is located in a "Smart Growth Planning Area". The 2001 Adopted State Plan Map, and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). The 2021 State Smart Growth Areas Map designates the property as being in the Meadowlands Planning Area/Meadowlands Smart Growth. Among the intentions of the Metropolitan Planning area to provide much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.*
 - *The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is located outside of the Pinelands, Highlands, and Meadowlands planning areas or CAFRA.*

- *The site will comply with all applicable environmental regulations.* The site is located within Advisory Base Flood Elevation Zone A. As defined by the City's Flood Damage Prevention Ordinance, pursuant to § 104-5, this Zone constitutes an "Area Subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed such areas, no depths of base flood elevations are shown within these zones". Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to § 42-17 of the City Ordinance.
- ✓ **Developable Site** – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. According to the Hoboken City Planner, the site is served by North Hudson Sewerage Authority and Suez/Veolia.
- ✓ **Approvable Site** – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development will be providing the required affordable housing set aside for the construction of affordable housing. Bedroom and income distribution will be in compliance with New Jersey Uniform Housing Affordability Controls (UHAC) and the City's affordable housing requirements. The site will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Affordable Housing Sites Pending Litigation

Site 25: Park + Grove – 22 affordable units

On July 17, 2012 the Hoboken Zoning Board of Adjustment granted Preliminary Site Plan approval to application No. HOZ-12-11 submitted by the previous owner 1415 Park Avenue, LLC to create a 12-story mixed use building with 212 dwelling units, 19,650 square feet of retail, 30,000 square feet for a charter school and 401 parking spaces on the property located at Block 126, Lot 3.01 commonly known as 1450 Garden Street within the Industrial I-1 Zoning District. Per the conditions outlined in the Board Resolution of Approval adopted August 21, 2012, the applicant shall comply with the Hoboken Affordable Housing Ordinance. The current owner of the property is Bit Investment 61 LLC % PNC Bank. The project is currently pending litigation and when resolved the City may claim credit for 22 affordable units (10% affordable housing set aside) of the 212 total units approved.

Site 26: Vine Hoboken – 14 affordable units

On November 20, 2012, the Hoboken Zoning Board of Adjustment granted Final Site Plan approval to application No. HOZ-12-25 submitted by the previous owner 9th Monroe, LLC to create a mixed use residential/retail building including 135 residential units on Block 92, Lot 1.01 commonly known

as 900 Monroe Street within the Western Edge Redevelopment Plan Area. Per the conditions outlined in the Board's Resolution of Approval adopted December 18, 2012, the board the applicant shall comply with the Hoboken Affordable Housing Ordinance. The current owner of the property is 900 Monroe Hoboken LLC % IREC. The property is currently pending litigation and when resolved the City may claim credit for 14 affordable units (10% affordable housing set aside) of the 135 total units approved.

Site 27: Harlow – 14 affordable units

The property is located at Block 116, Lot 1.02 commonly known as 1330 Willow Avenue within the Neighborhood Business District (C-3). The owner of the property, Advance at Hoboken LLC, received Amended Preliminary and Final Site Plan and Conditional use approval for Application No. HOZ-9-4 from the Zoning Board of Adjustment on November 17, 2009 to construct 140 residential units in a mixed-use building. The project is constructed and occupied but is currently pending litigation regarding the total number of deed restricted affordable units. When resolved, the City may claim credit for 14 affordable units (10% affordable housing set aside) of the 140 total units approved.

Site 28: The Artisan on Clinton – 6 affordable units:

The property located at Block 122, Lot 6 commonly known as 1400 Clinton Street is within the North End Redevelopment Plan area. On January, 17, 2012, the Zoning Board of Adjustment granted Final Site Plan approval to Application No. HOZ-12-19 which consisted of a mixed-use development including 59 residential units. The current owner of the property is Taylor, Morgan, Lasalle Investment MGMT. The property is currently pending litigation and once resolved, the City may claim credit for 6 affordable units (10% affordable housing set aside) of the total 59 units approved.

Affordable Housing Administration & Affirmative Marketing

The City of Hoboken and its Administrative Agent shall require all affordable units to be affirmatively marketed in accordance with UHAC, N.J.A.C. 5:80-26.15(f)(5) and Hoboken City Code Chapter 65A-5(D). This shall be embodied in an affirmative marketing plan and resolution endorsing said plan adopted by the City Council.

- a. The City and its Administrative Agent shall add the following entities to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5):
 - Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002);
 - Hoboken Fair Housing Association (P.O. Box 5176, Hoboken, NJ 07030);
 - In Jesus Name Charities of Hoboken (411 Clinton Street, Hoboken, NJ 07030);
 - The New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203);
 - The Latino Action Network (2560 U.S. Highway 22, suite #322, Scotch Plains, NJ 07076);
 - New Jersey Together (P.O. Box 136, Jersey City, NJ 07303);

- Morris Canal Community Development Corporation (317-319 Pacific Avenue, Jersey City, NJ 07304);
 - Fair Housing Council of Northern New Jersey (131 Main Street, Hackensack, NJ 07601);
 - Hoboken Community Center (1301 Washington Street, Hoboken, NJ 07030);
 - The Hoboken Shelter (300 Bloomfield Street, Hoboken, NJ 07030);
 - St. Matthew Lutheran Church (83 Wayne St. 85, Jersey City, NJ 07302); and,
 - The Waterfront Project (404 Hudson Street, Hoboken, NJ 07030)
- b. As part of its regional affirmative marketing strategies during implementation of its fair share plan, the City and/or its Administrative Agent shall also require notice of all available affordable housing units to the above-referenced organizations and shall ensure all affordable units are posted on the New Jersey Housing Resource Center website in accordance with applicable law.
- c. The City's affirmative marketing plan may include a municipal preference for households living within the City of Hoboken for affordable units located within inclusionary projects and credited against present need, in addition to a regional preference for affordable units contained within 100% affordable projects. The parties recognize that any local preference must not result in an affirmative March 11, 2022, Page 8 marketing plan which violates any federal or state statute by resulting in a discriminatory or disparate impact to minority groups. The City and its administrative agent will monitor the pool of preferred income certified applicants to ensure that its racial composition is similar to regional demographics and, when appropriate, expand the pool to ensure compliance.

The affirmative marketing plans include regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26.1 et seq. All newly created affordable units will comply with the 30-year affordability control required by UHAC, N.J.A.C. 5:80-26.5 and 5:80-26.11. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit.

Mandatory Set Aside Ordinance

In addition to the existing, approved and proposed developments that are providing an affordable housing component, the City adopted a mandatory set-aside ordinance (Section 65A-15) that requires, where via use variance, rezoning, or redevelopment, permitting multi-family housing with 10 units or greater within redevelopment areas that an affordable housing set-aside be imposed on the development. The Ordinance requires a 10% set-aside for the affordable units, regardless of whether they are for-sale or rental. All affordable units shall be restricted, regulated, and administered consistent with the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to income distribution, bedroom distribution, and phasing.

Affordable Housing Trust Fund

The City of Hoboken adopted a Municipal Development Fee Ordinance on August 7, 2019. The City of Hoboken shall deposit all development fees collected pursuant to the MDFO into a separate interest-bearing Affordable Housing Trust Fund account, and the fees shall not be expended absent a court order unless and until the City of Hoboken's Spending Plan is approved by the Court.

This ordinance was approved by the Superior Court of New Jersey: Hudson County Law Division via Consent Order on November 9, 2020, for the City of Hoboken.

The Spending Plan discusses anticipated revenues, collection of revenues, and the use of revenues, will be prepared in accordance with COAH's applicable substantive rules. All collected revenues will be placed in the City's Affordable Housing Trust fund and may be dispensed for the use of eligible affordable housing activities including, but not limited to:

- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;
- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls,
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
- Any other activity as specified in the approved spending plan.

However, the City is required to fund eligible programs in a Court-approved Housing Element and Fair Share Plan, as well as provide affordability assistance.

At least 30% of collected development fees, excluding expenditures made since July 17, 2008, when affordability assistance became a statutory requirement in the Fair Housing Act, shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one-third (1/3) of the affordability assistance must be expended on very-low-income units. Additionally, no more than 20% of the revenues collected from development fees each year, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marketing program.

Monitoring

The City's settlement agreement with FSHC put in place monitoring provisions consistent with those required by the Fair Housing Act and similar to those required by COAH. The monitoring requires regular tracking of progress toward meeting the affordable housing obligation and ensuring the

affordable units and affordable housing trust fund are administered properly. The agreement requires the following:

- On July 1 of each year, the City shall post on its municipal website, with a copy provided to FSHC and the Department of Community Affairs, an annual Mount Laurel Trust Fund accounting report that shall detail all expenditures from and deposits into the City's Affordable Housing Trust Fund and a summary of revised totals in the Trust Fund, including the amount and purpose of the expenditures and the amount and source of the deposits
- On July 1 of each year, the City shall post on its municipal website, with a copy provided to FSHC and the Department of Community Affairs, an annual report on the status of all affordable housing activity within the municipality. The report shall detail and status of the mechanisms in the City's HEFSP and a status report on all new development/redevelopment that is required to include affordable housing. The report shall include information on the number of affordable housing units approved, under construction, built, and/or deed restricted, and the income/bedroom distribution of the affordable units.

Cost Generation

The City's Land Development Ordinance has been reviewed to eliminate unnecessary cost generating standards; it provides for expediting the review of development applications containing affordable housing. Such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance, Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) and the mandate of the FHA regarding unnecessary cost generating features. The City shall comply with COAH's requirements for unnecessary cost generating requirements, N.J.A.C. 5:93-10.1, procedures for development applications containing affordable housing, N.J.A.C. 5:93-10.4, and requirements for special studies and escrow accounts where an application contains affordable housing.