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# 2023 ANNUAL ACTION PLAN

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Community Development Block Grant Program

MAY 19, 2023

CITY OF HOBOKEN DEPARTMENT OF COMMUNITY DEVELOPMENT/PLANNING  
94 Washington Street, Hoboken, NJ 07030

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## Executive Summary

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

#### 1. Introduction

The City of Hoboken has prepared the HUD Community Development Block Grant (CDBG) Program Year 2023 Annual Action Plan, which covers the fourth year goals described in the City's 2020-2024 Consolidated Plan. The Annual Action Plan identifies the activities to be funded with CDBG funds to be received from the U.S. Department of Housing and Urban Development for Program Year 2023. The City of Hoboken has been allocated \$978,114 from CDBG funds in Program Year 2023. The FY 2023 Annual Action Plan will serve the following functions for the City:

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

In addition to administrative expenses in managing and overseeing the CDBG program, this Plan will fund a series of **public service projects**, including:

- Team Wilderness Outdoor Adventure Series;
- HOPES College Readiness Program;
- TRUE Mentors serving the City's youth;
- Community Lifestyles' Summer Camp;
- Act Now Foundation's Alzheimer's Early Detection Project;
- The Hoboken Shelter Operating Support
- Hoboken Community Center Food Pantry
- Hoboken Family Planning's STD awareness education and Testing; and
- Computers 4 People's efforts to help bridge the digital divide.

The Plan will also help **preserve affordable housing** by providing funds to the Hoboken Housing Authority to replace aging generators. Assistance is also being made available to the Hoboken Shelter, and the Veterans Center of Hoboken. Lastly, a project is also being funded to make capital improvements to Mama Johnson Field. More information on each of these projects can be found in AP-35 Projects.

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

The goals for the housing and community development programs covered by the 2020-2024 Consolidated Plan and Annual Action Plan are:

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

The City anticipates that 100% of its Program Year 2023 CDBG funds will be expended for activities that benefit low to moderate-income persons.

The City will fund activities in furtherance of the objectives and priorities identified in the Consolidated Plan's Five-year Strategic Plan covering 2020-2024.

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

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

Performance of completed and ongoing community development projects and public service activities are currently monitored in various ways depending on the type of program and reporting requirements. The City provides technical support and virtual monitoring to all sub recipients receiving CDBG funds. The following are types of monitoring are performed:

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

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

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

Summary from citizen participation section of the plan.

The City followed procedures from its Citizen Participation Plan in preparing the Program Year 2023 Annual Action Plan, advertising the amount of annual financial assistance expected to be received from HUD and the range of activities to be undertaken by the City with allocated funds.

The City conducted a CDBG Annual Action Plan Public Meeting on January 26, 2023, to solicit comments and feedback from the public about how to allocate PY 2023 CDBG funds. A public notice for this

meeting was published in the Jersey Journal and El Especialito. City staff presented an overview of the CDBG program. The slides made available at that hearing are included in the Unique Appendices Annual Action Plan. Five (5) people attended the hearing.

The City announced the availability of 2023 CDBG applications on a February 9, 2023 via press release and through the City's Nixle messaging system. The announcement was also posted on the City's website on the day of the press release. The City opened a five-week application period for organizations seeking CDBG funding.

The draft Annual Action Plan was made available for a 30-day public comment period June 21, 2023 public notice in the Jersey Journal. The draft document was also made public through the City's website. A second public hearing is scheduled for June 21, 2023 to review the draft Plan and solicit feedback from the public.

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

Five members of the public attended the City's initial public hearing on January 26, 2023. Members of the public and several organizations participated. There were no specific comments provided by those in attendance.

[insert description of 2<sup>nd</sup> public hearing]

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

All comments were accepted.

## **7. Summary**

The City prepared this Plan in accordance with all applicable Community Development Block Grant Program regulations and the provisions outlined in its Citizens Participation Plan (dated May 2020).

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HOBOKEN	Department of Community Development

Table 1 – Responsible Agencies

### Narrative

The City's Department of Community Development is directly responsible for the planning and administration of the CDBG program in Hoboken. However, the efforts of the Department are strongly supported by the Mayor's Office, the Finance Department, the Clerk's Office.

### Consolidated Plan Public Contact Information

Anyone interested in learning more about the City of Hoboken's CDBG program are encouraged to visit a dedicated webpage: <https://www.hobokennj.gov/resources/community-development-block-grant-program>. Copies of draft plans, including this one, annual reports and meeting notices can all be found on that page.

The Public Contact Person for the City's Program is:

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Hoboken, NJ 07030  
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**AP-10 Consultation - 91.100, 91.200(b), 91.215(l)****1. Introduction**

The Priority Needs and Goals of this Annual Action Plan were largely informed by the recently completed 2020-2024 Consolidated Plan. Consultations specific to this Annual Action Plan included regular conversations with local nonprofits serving the community, City officials, including the Office of Emergency Management, Hoboken Public Schools and the Hoboken Housing Authority.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Since the City began receiving funding directly from the CDBG program in 2015 when it became an entitlement community, there has been a strong relationship between the City and the Hoboken Housing Authority. In fact, a large percentage of the City's allocation has traditionally been dedicated to projects at the Housing Authority. The City also works very closely with organizations providing health, mental health, and other services as evidenced by the significant amount of funding provided to organizations such as Hoboken Family Planning. Many of the public services programs funded in this Annual Action Plan directly serve residents of the Hoboken Housing Authority, including Community Lifestyle, Act Now, HOPEs, TRUE Mentors, and Hoboken Family Planning.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Comprehensive Emergency Assistance System/Continuum of Care (CEAS/CoC) Committee of Essex County is a planning body comprised of local stakeholders who partner with the County of Essex in the development and ongoing implementation of community-based strategies preventing homelessness including planning and coordinating the delivery of emergency services to those who are homeless or in imminent danger of becoming homeless. The City maintains close communications with the County of Essex and its efforts to serve the homeless and those in jeopardy of homelessness. Evidence of this close coordination can be found in the City's CDBG investments in the local emergency shelter.

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Hoboken Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City enjoys a strong relationship with the Hoboken Housing Authority as evidenced by the annual allocations to help address capital needs. The HHA was consulted numerous times over the course of 2023 to continually assess needs related to the COVID-19 pandemic. The City also explored the possibility of providing broadband access to Housing Authority residents during the previous program year.
2	<b>Agency/Group/Organization</b>	The City of Hoboken
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Several Departments and public officials at the City of Hoboken were regularly consulted on the development of this Plan. The City's CDBG program consulted with the Office of Emergency Management -- specifically on emerging needs caused by the COVID-19 pandemic. Several elected officials make up the City's "CDBG Subcommittee" where proposed projects are vetted and selected for funding in the Annual Action Plan.
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### Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Essex	The City's Annual Action Plans continue to support the efforts of the County CoC by providing operational support for the emergency shelter and capital improvements to a transitional housing project.

Table 3 - Other local / regional / federal planning efforts

**AP-12 Participation - 91.401, 91.105, 91.200(c)****1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City followed its Citizen Participation Plan (updated in 2020) to solicit the feedback and input of Hoboken residents. An initial virtual public hearing was held on January 26, 2023. In addition to providing an overview of the CDBG program, the hearing also served as an explanation of the City's competitive application process for local nonprofits. The Hoboken Housing Authority was the only organization in attendance besides City staff. [describe 2<sup>nd</sup> public hearing] All public hearing notices were posted in the Jersey Journal and also posted on the City's website. The initial public hearing was also advertised in the El Especialito Hudson. Evidence of the public meetings can be found attached to this Plan.

To help bolster participation and transparency of the CDBG Program, the City maintains a dedicated web page on the Program where Plans, such as this one, reports, and meeting notices can be found.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The City conducted a virtual public hearing on January 26, 2023. The meeting was advertised in the Jersey Journal and a local Spanish-language publication called El Especialito Hudson. Five (5) members of the public attended the public hearing.	No comments were received.	N/A	
2	Public Hearing	Non-targeted/broad community	The City conducted a virtual public hearing on June 21, 2023 during the public comment period of this Plan. The hearing was advertised in the Jersey Journal.		N/A	
3	Website	Non-targeted/broad	The City maintains a website to share plans, reports and meeting	No comments	N/A	<a href="https://www.hobokennj.gov/resources/com">https://www.hobokennj.gov/resources/com</a>

		communit y	notices on the CDBG program.	were received.		munity- development- block-grant- program
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**Table 4 – Citizen Participation Outreach**

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## Expected Resources

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

#### Introduction

The City of Hoboken has been allocated \$1,091,191 by the US Department of Housing & Urban Development for Program Year 2020 (July 1, 2020 thru June 30, 2023). Projections for amount available in the remaining four (4) years of the Five-Year Consolidated Plan were based on this figure. The City does not anticipate any activities to generate program income.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin Planning Economic Development Housing Public Improvements Public Services	978,114	0	0	978,114	1,000,000	Anticipated funds are based on annual allocation figures provided by HUD.

Table 5 - Expected Resources – Priority Table

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

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

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

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New and Expanding Programs and Services	2020	2024	Homeless Non-Housing Community Development	City of Hoboken	Programs and Services	CDBG: \$146,717	Public service activities other than Low/Moderate Income Housing Benefit: 818 Persons Assisted
2	Maintain Affordable Housing	2020	2024	Affordable Housing Public Housing	City of Hoboken	Affordable Housing Investments	CDBG: \$635,774	Rental units rehabilitated: 806 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	New and Expanding Programs and Services
	Goal Description	The City will continue to invest the maximum allowable portion of the CDBG allocation into new and existing public service programs in the City.
2	Goal Name	Maintain Affordable Housing
	Goal Description	The City will invest in improvements at the Hoboken Housing Authority that directly impact the quality of life of its tenants.

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

The City of Hoboken has been allocated \$978,114 in PY2023 CDBG entitlement funding. The vast majority 2023 CDBG funding was awarded through a competitive application process. Local nonprofits completed a detailed application describing their project, including a detailed budget. Each application was scored by a team of reviewers and the results of that process were shared with the City's CDBG Subcommittee made up of City staff and elected officials.

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

All applications submitted to the City from area nonprofits were scored on a 100-point scale based on eight (8) criteria. These scores and the applications were then reviewed by the City's CDBG Subcommittee prior to being included in the draft Annual Action Plan.

**AP-38 Project Summary****Project Summary Information**

#	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	The Hoboken Shelter - Operating Expenses	New and Expanding Programs and Services		Programs and Services	CDBG : \$40,000
	Description	This proposal is for facility operating costs for The Hoboken Shelter, Hoboken's only Homeless Shelter and Soup Kitchen serving its community sheltering 50 people nightly and serving meals daily 365 days a year.			
	Target Date for Completion	06/30/2024			
1	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The Hoboken Shelter will shelter 500 unduplicated, extremely low, very low, and extremely low income homeless individuals, and host 18,250 overnight shelter beds in 2023. The Shelter feeds extremely low, very low, and low income persons exclusively in its soup kitchen, serving homeless individuals, housing former guests, and the working poor.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	300 Bloomfield Street, Hoboken, NJ 07030			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used for rent and utilities.			

Computers For People - Computers 4 People	New and Expanding Programs and Services	Programs and Services	CDBG : \$10,000
Description	Computers 4 People is dedicated to collecting, refurbishing, and donating computers to individuals and organizations in under-resourced communities to promote equity and access to opportunity. The conditions of the COVID-19 Pandemic have brought to the forefront the difficulties faced by individuals who do not have regular access to computers. From maintaining contact with family and friends during lockdown conditions to accessing remote education and making vaccine appointments, individuals living without computer access are unable to fully participate in society.		
Target Date for Completion	06/30/2024		
2 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The Program will provide 1,200 refurbished computers to low-income families.		
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	51 Newark St Suite 302, Hoboken, NJ 07030		
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Computers 4 People will collect donated computers from individuals and companies in the New York City Metropolitan area. All computers will be refurbished by employees and volunteers in C4P office (51 Newark 302/309). C4P will train members of the Hoboken community in IT skills to volunteer and help with the refurbishment process. C4P drop off the computers for free to the recommending organization, which will distribute them to their clients. Clients use computers to apply for jobs, access education, use telehealth services, and much more.		



3	True Mentors - Mentoring Program	New and Expanding Programs and Services	Programs and Services	CDBG : \$16,717
	Description	These programs include our one-on-one Mentoring Program; Enrichment Clubs, group mentoring provided weekly throughout the school year; and Homework Helpers program, a one-on-one education mentor available online or in-person within the community.		
	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	TRUE Mentors will service no less than ninety (90) youth, 60% or more of which will be from households at or below the low-income threshold as per HUD guidelines.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Various locations.		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	These funds will contribute toward the cost of direct service time, staff support, program space, and program expenses for all three of TRUE Mentors free programs available to youth ages 7 – 18 (or high school graduation) residing within Hudson County, New Jersey. Programs include one-on-one Mentoring Program; Enrichment Clubs, group mentoring provided weekly throughout the school year; and Homework Helpers program, a one-on-one education mentor available online or in-person within the community.		
4	Act Now Foundation - Alzheimer's Care Project	New and Expanding Programs and Services	Programs and Services	CDBG : \$10,000
	Description	Alzheimer's Care Project (ACP)-Aging in Place is an in-home assessment, treatment, and management program for people living with Alzheimer's disease (AD) or related dementia.		
	Target Date for Completion			

	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The program is intended to provide assistance and comprehensive care to 60 seniors living at home with AD and those who care for them over the course of their illness; to age in place with maximum independence.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Various locations in Hoboken.		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to offset staff expenses associated with running the Program.		
	Community Lifestyle - 2023 Summer Camp	New and Expanding Programs and Services	Programs and Services	CDBG : \$15,000
	Description	The Community Lifestyle summer program focuses on three key components during our summer program: Mental Health, STEM and healthy living. The program will offer a high-quality summer camp experience focused on enrichment activities and centered around the goal of creating a place for vulnerable youth to go to during the summer break. Community Lifestyle appeals to youth by offering the following activities in the arts, technology, and other enrichment activities.		
5	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	At the start of the program July 5, the Program expects to attract and retain 70 youth directly from the City of Hoboken Housing Authority.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Hoboken Housing Authority, 400 Harrison Street, Hoboken.		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funding will be dedicated to paying for staff, including the Head Counselor, Counselors and Jr. Counselors.		

6	HOPES - HOPES College Readiness Initiative	New and Expanding Programs and Services	Programs and Services	CDBG : \$15,000
	Description	HOPES Community Action Partnership Incorporated (HOPES) is seeking funds to continue the HOPES College Readiness Initiative that serves high school students in Hoboken, New Jersey. The program works with low-income juniors and seniors to help them prepare for and apply to college, with integrating supports for parents, many of whom are immigrants and have limited English proficiency. Activities include SAT and ACT prep courses, support with completing college applications and applications for financial aid, college prep workshops to prepare youth for the academic rigors of higher education, campus tour trips, and parent education workshops on various topics such as financial aid.		
	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The project anticipates serving up to 50 youth during the 2023-2024 school year. In addition to the youth participants, parents, guardians, and grandparents will also benefit from project activities.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	532 Jackson Street #1B, Hoboken, NJ 07030		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to staff and supply the Program.		
7	Hoboken Family Planning - Family Planning, STD Awareness & Treatment Services	New and Expanding Programs and Services	Programs and Services	CDBG : \$20,000
	Description	The Program will provide Family Planning Services and Education to low and moderate income households.		
	Target Date for Completion	06/30/2024		

Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 115 low and moderate income individuals will benefit from the Project.		
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	124 Grand Street, Hoboken, NJ		
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to staff the Program.		
Team Wilderness - Empowering Outdoor Adventure	New and Expanding Programs and Services	Programs and Services	CDBG : \$10,000
Description	Team Wilderness plans to expand its reach deeper into Hoboken and implement a Spring Break 24 Adventure Series which will serve at least 24 youth. TW will collaborate with the Hoboken Housing Authority Resident Services Committee and reach out to its youth.		
Target Date for Completion	06/30/2024		
8 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	At least twenty-four (24) youth from Hoboken Housing Authority families will benefit from the Project.		
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	400 Harrison St., Hoboken, NJ		
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used for staffing, participant meals and instructor costs.		

9	Hoboken Community Center - Food and Personal Care Pantry	New and Expanding Programs and Services	Programs and Services	CDBG : \$10,000
	Description			
	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Food Pantry providing groceries, bread and produce to over 1600 registered families and the Hoboken Personal Care Pantry providing diapers (infant and adult), period products, hygiene and cleaning supplies.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	1301 Washington Street Hoboken, NJ 07030		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to stock the food and personal care pantry.		
10	Mama Johnson Field Improvements	Improvement of Public Spaces & Facilities	Places and Facilities	CDBG : \$200,000
	Description	The Project will make capital improvements to the Mama Johnson Field.		
	Target Date for Completion	06/30/2023		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Residents of the Hoboken Housing Authorities 1,353 units will benefit from the project.		

	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Mama Johnson Field is located at the intersection of 4th Street and Jackson Street in the City of Hoboken.		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used for hard and soft costs associated with improvements to this recreational facility.		
1 1	Hoboken Shelter - HVAC Relocation	Improvement of Public Spaces & Facilities	Places and Facilities	CDBG : \$114,500
	Description	The project includes repairing and moving the main air conditioning unit of the building to the tower roof, to maintain the Shelter's current level of services, improve energy efficiency, and also reduce noise and community impact.		
	Target Date for Completion			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The Hoboken Shelter will shelter 400 extremely low, very low, and extremely low income homeless individuals, and host 18,250 overnight shelter beds.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	300 Bloomfield Street, Hoboken, NJ 07030		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to cover hard and soft costs associated with the Project.		

1 2	Veterans Center of Hoboken - Expansion of Housing for Homeless Veterans	Maintain Affordable Housing	Affordable Housing Investments	CDBG : \$25,000
	Description	Site demolition is required to expand an existing 6-unit site. The expansion will provide 18 additional housing units for the exclusive use by military veterans challenged by homelessness.		
	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The project will make way for the construction of twelve (12) new studio and one bedroom rental units for veterans.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	308 2 <sup>nd</sup> St., Hoboken, NJ 07030		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used for the cost of demolition.		
1 3	Hoboken Housing Authority - Generators Phase II	Maintain Affordable Housing	Affordable Housing Investments	CDBG : \$296,274
	Description	The replacement of four natural gas generators that serve 196 units of affordable housing.		
	Target Date for Completion	06/30/2024		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Residents living in 196 Hoboken Housing Authority rental units will benefit from the Project.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	The locations are on the Authority main campus (501, 540 and 560 Marshall Drive and 655 6 <sup>th</sup> Street).		

	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to cover hard and soft costs associated with replacing four natural gas generators.		
	Administration		Program Administration	CDBG : \$195,623
	Description	Funds will be used for staffing and consulting fees associated with the planning and administration of the CDBG program.		
	Target Date for Completion	06/30/2024		
1 4	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Funds will be used to cover staffing and consulting fees.		



**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City has not opted to geographically direct CDBG funds.

**Geographic Distribution**

Target Area	Percentage of Funds
Hoboken 2010 DTN low Mod Income Map	
City of Hoboken	100

**Table 7 - Geographic Distribution**

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

Not applicable.

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

The City remains compliant with its constitutional obligation to provide affordable housing. Hoboken's Third Round Fair Share Plan is nearing acceptance and approval. Meanwhile, affordable housing units continue to be developed throughout the City.

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

While no existing public policies are recognized as barriers to affordable housing, the City is undertaking an update to the residential zoning to help foster the creation of affordable housing. The City continues to collect fees from the development of market-rate housing and commercial development for its Affordable Housing Trust Fund. A series of programs are being rolled out to assist low and moderate income tenants with various housing expenses including security deposits, rent, and moving expenses. Assistance is also available to low and moderate income homebuyers in the form of downpayment and closing cost subsidies.

**AP-85 Other Actions - 91.420, 91.220(k)****Actions planned to address obstacles to meeting underserved needs**

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

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

The City continues to heavily invest in the rehabilitation and modernization of the Hoboken Housing Authority. A number of public service activities directly serve those residents as well. The City adopted a development fee ordinance and a spending plan for the purpose of rehabilitating low-and moderate-income units within the City of Hoboken.

This Plan provides critical pre-construction funds for an affordable rental project that will create 12 new units. In addition, 11 new units of affordable housing were created in 2022.

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

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

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

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

**Actions planned to develop institutional structure**

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

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

The City already enjoys a high-level of coordination with public and private housing providers and social service agencies. The City of Hoboken hired two social workers in 2023 to better coordinate social

services both within the City and the larger region (i.e., the Continuum of Care).

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## Program Specific Requirements

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

#### Introduction

The following summarizes the data included in this section:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

95.00%

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