

Hoboken City, Hudson County

Project/Unit Monitoring - July 6, 2023 (Page 1)

Site / Program Name	Hoboken City Home Improvement Program					7-Seventy House (770 Jackson)					Edge Adams					Wonderlofts LLC					Hoboken Glass House (4th and Jackson)				
Project Type	Housing Rehabilitation Program					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	Various					B: 80 / L: 1.01 Jackson St.					B: 121 / L: 1.01 Adams St					B: 159 / L: 7 Clinton St					B: 57 / L: 1.01 Jackson St				
Status	Program implementation in progress					Completed					Completed					Completed					Completed				
Date	Various					First unit occupied 8/30/2020					Deed restriction pending					4/18/22					3/10/22				
Length of Affordability Controls	10 Years					40 Years					40 Years					40 Years					40 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Housing Rehabilitation Program					Family Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	252					42					4					6					5				
Units Notes	Settlement agreement identifies City to use new construction to address rehab obligation.																								
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	2	1	-
Moderate-Income	-	-	-	-	-	9	-	26	8	-	1	-	2	1	-	-	-	2	1	-	-	1	1	-	-

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Project/Unit Monitoring - July 6, 2023 (Page 3)

Site / Program Name	Vine Hoboken					Southwest Market (38 Jackson)					American Legion Building					American Legion Building II					931 Madison				
Project Type	Inclusionary Family Rental					Inclusionary Family Sale					100% Affordable Special Needs Rental					100% Affordable Special Needs Rental					Inclusionary Family Sale				
Block & Lot / Street	B: 92 / L: 1.01 Monroe St.					B: 6 / L: 1 Jackson St					B: 43 / L: 4 Second St.					B: 43 / L: 34 Second St.					B: 95 / L: 11-16 Madison St				
Status	Completed					Final Approval					Completed					Final Approval					Final Approval				
Date	ZBA Approval 11/20/12					PB approval 9/8/22					12/7/17					ZBA Approval 9/21/21					PB Approval 6/9/22				
Length of Affordability Controls	40 Years					40 Years					30 Years					30 Years					40 Years				
Administrative Agent	T.B.D.					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					The Hoboken Shelter, 300 Bloomfield Street, Hoboken, NJ 07030, (201) 656-5069, https://www.hobokenshelter.org/contact					The Hoboken Shelter, 300 Bloomfield Street, Hoboken, NJ 07030, (201) 656-5069, https://www.hobokenshelter.org/contact					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Sale					Special Needs Rental					Special Needs Rental					Family Sale				
Total Affordable Units	14					11					6					18					4				
Units Notes	The property is currently pending litigation and when resolved the City may claim credit for 14 affordable units															Special needs - units are bedrooms.					Redeveloper currently going through Chapter 11 Bankruptcy.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	-	-	-	-	-	-	-	-	-	3	3	-	-	-	15	3	-	-	-	-	-	-	-	-
Low-Income	-	-	-	-	-	-	1	3	2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
Moderate-Income	-	-	-	-	-	-	1	3	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-

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Site / Program Name	Windsor Eden					Academy Bus					Neumann Leathers					Hoboken Urby					Rivington				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	B: 3 / L: 3-11, B: 3.01 / L: 1 Newark St.					B: 9 / L: 2-4 Marshall St.					B: 2 / L: 12-26, B: 2.01 / L: 1-4, 9-10 Observer Hwy.					B: 1 / L: 1 Observer Hwy.					B: 151 / L: 1, B: 156 / L: 6 Grand St.				
Status	Final Approval					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	PB Approval 8/2/22					T.B.D.					T.B.D.					PB Approval 8/10/21					T.B.D.				
Length of Affordability Controls	40 Years					40 Years					40 Years					40 Years					40 Years				
Administrative Agent	T.B.D.					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	6					23					38					40					5				
Units Notes						Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	1	-	-	-	-	1	1	1	-	-	2	2	1	-	-	2	2	2	-	-	1	-	-	-
Low-Income	-	-	2	1	-	-	1	6	2	-	-	1	10	3	-	-	2	10	2	-	-	-	2	1	-
Moderate-Income	-	-	1	1	-	-	2	7	2	-	-	3	12	4	-	-	4	12	4	-	-	-	-	1	-

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Site / Program Name	Block 106					11th and Willow					1300 Jefferson					1404 Willow Ave					1500 Clinton				
Project Type	Inclusionary Family					100% Affordable Age Restricted Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	B: 106 / L: 1 Madison St					B: 172 / L: 17 11th St					B: 112 / L: 1 Jefferson St					B: 123 / L: 16.01 Willow Ave					B: 131 / L: 1-32 Clinton St				
Status	Final Approval					Proposed/Zoned					Final Approval					Proposed/Zoned					Proposed/Zoned				
Date	T.B.D.					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Length of Affordability Controls	40 Years					40 Years					40 Years					40 Years					40 Years				
Administrative Agent	T.B.D.					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family					Age Restricted Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	70					36					20					5					38				
Units Notes	RDA adopted, PB approval with conditions per court order, settlement agreement pending with 80 units proposed.					Income/bedroom distribution to be finalized.					RDA adopted, PB approval with conditions per court order, settlement agreement pending. 20 units provided on-site, remaining 17 units provided at American Legion II.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized. RDA Approved.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	4	3	3	-	1	3	1	-	-	-	-	-	-	-	-	1	-	-	-	-	2	2	2	-
Low-Income	-	3	18	4	-	1	11	1	-	-	-	-	8	2	-	-	-	2	1	-	-	2	10	2	-
Moderate-Income	-	7	21	7	-	1	16	1	-	-	-	-	8	2	-	-	-	1	-	-	-	3	11	4	-

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Project/Unit Monitoring - July 6, 2023 (Page 6)

Site / Program Name	303-309 Madison Street					511-521 Newark					83 Willow					930 Monroe Street					Hoboken Yard				
Project Type	Inclusionary Family Rental					Inclusionary Family Sale					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	B: 49 / L: 2-5 Madison Street					B: 3.02 / L: 6, 11-19 Newark St.					B: 1 / L: 11 Willow Ave.					B: 92 / L: 1.02 Monroe St.					B: 139 / L: 1.02 Observer Hwy.				
Status	Final Approval					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	ZBA Approval 5/16/23					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Length of Affordability Controls	40 Years					40 Years					30 Years					40 Years					40 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					T.B.D.					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Sale					Family Rental					Family Rental					Family Rental				
Total Affordable Units	4					4					4					68					78				
Units Notes	Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized. RDA Approved.					Income/bedroom distribution to be finalized. RDA Approved.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-	-	3	3	3	-	-	4	4	3	-
Low-Income	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	4	17	4	-	-	4	20	5	-
Moderate-Income	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	6	20	7	-	-	7	23	8	-