

# **Housing Element and Fair Share Plan 2025**

## **City of Hoboken**

Prepared for the City of Hoboken Planning Board

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## City of Hoboken | Housing Element and Fair Share Plan

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## 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 (“MLUL”) (N.J.S.A. 40:55D-1 et seq.) and the Amended Fair Housing Act (“FHA”).

### Mandatory Contents of the Housing Element

The MLUL and Amended FHA 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, as most recently amended in March 2024, the essential components of a municipal housing element are:

- Inventory of the municipality’s housing stock, including affordable housing and substandard housing capable of being rehabilitated;
- Projection of the municipality’s housing stock, including probable future low- and moderate-income housing;
- Analysis of the municipality’s demographic characteristics;
- Analysis of the municipality’s employment characteristics;
- Determination of the municipality’s present and prospective fair share for low- and moderate-income housing (i.e., Present Need and Prospective Need, and its capacity to accommodate its present and prospective housing needs);
- Consideration of the lands most appropriate for construction of low- and moderate-income housing and structures most appropriate for conversion and rehabilitation for low- and moderate-income housing, including land proposed by developers committed to providing low- and moderate-income housing;
- Analysis of the extent that the municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity; and
- Analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation.

### 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, 2019-2023 American Community Survey (ACS) Estimates, the New Jersey Department of Community Affairs, and Affordable Housing Professionals of New Jersey. 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 US Census data or 2019-2023 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% over the 2010 US Census population figure of 50,005, which was a 29.6% increase over the 2000 US Census population figure of 38,577. By comparison, Hudson County's population grew by only 4.2% between the 2000 and 2010 US Census, and 14.3% 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 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
<b>City of Hoboken</b>	38,577	50,005	60,419	+29.6%	+20.8%
<b>Hudson County</b>	608,975	634,266	724,854	+4.2%	+5.9%

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

According to the 2019-2023 American Community Survey Estimates, the City's median age of 31.9 years is lower than the County median age of 35.8 and the statewide median age of 40.1 years (see Table 2). The City's share of population over 65 years of age is less than half of the County's (5.8% vs 12.4%) and much less than the State's at 16.8%. The City's median household income of \$176,943 is nearly double that of the County's at \$90,032 and significantly higher than the statewide median household income of \$101,050. The average household size in Hoboken (2.04) is lower than both the County (2.38) and State (2.61). Overall, Hoboken's population is younger, with higher-income levels, and in smaller household sizes compared to those of the County and State.

**Table 2: Demographic Indicators, 2023**

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
<b>City of Hoboken</b>	27,654	2.04	31.9	5.8%	\$176,943
<b>Hudson County</b>	295,552	2.38	35.8	12.4%	\$90,032
<b>New Jersey</b>	3,478,355	2.61	40.1	16.8%	\$101,050

Source: 2019-2023 American Community Survey

According to the 2019-2023 ACS Estimates, males comprise 49.6% of the City's population and females 50.4%. Compared with Hudson County, the City has a slightly higher proportion of pre-school age children (7.3% vs 6.5%) but a lower proportion of school age children (10.3% vs 15.4%), supporting an observed trend that families with young children often move out of Hoboken before their children are school-aged. The City has a much larger proportion of working age adults than the County (76.5% vs 65.6%) and as shown in Table 2 and Table 3, the City also has a notably smaller share of seniors, suggesting that retirees often move out of Hoboken.

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**Table 3: Population by Age and Sex, 2023**

	Number	Percent
<b>Sex</b>		
Male	28,928	49.6%
Female	29,412	50.4%
<b>Total Population (Hoboken)</b>	58,340	100.0%
Male	354,747	49.9%
Female	355,731	50.1%
<b>Total Population (Hudson County)</b>	710,478	100.0%
<b>Pre-School Age</b>		
Under 5 Years (Hoboken)	4,278	7.3%
Under 5 Years (Hudson County)	45,876	6.5%
<b>School Age</b>		
5 to 9 Years	2,357	4.0%
10 to 14 Years	1,418	2.4%
15 to 19 Years	2,255	3.9%
<b>Total (Hoboken)</b>	6,030	10.3%
5 to 9 Years	39,397	5.5%
10 to 14 Years	36,054	5.1%
15 to 19 Years	34,341	4.8%
<b>Total (Hudson County)</b>	109,792	15.4%
<b>Working Age</b>		
20 to 24 Years	4,223	7.2%
25 to 34 Years	20,632	35.4%
35 to 44 Years	10,332	17.7%
45 to 54 Years	5,468	9.4%
55 to 59 Years	2,486	4.3%
60 to 64 Years	1,479	2.5%
<b>Total (Hoboken)</b>	44,620	76.5%
20 to 24 Years	40,147	5.7%
25 to 34 Years	147,705	20.8%
35 to 44 Years	116,522	16.4%
45 to 54 Years	84,608	11.9%
55 to 59 Years	42,848	6.0%
60 to 64 Years	34,563	4.9%
<b>Total (Hudson County)</b>	466,393	65.6%
<b>Senior Age</b>		
65 Years and Older (Hoboken)	3,412	5.8%
65 Years and Older (Hudson County)	88,417	12.4%
Median Age (Hoboken) :31.9		
Median Age (Hudson County): 35.8		

Source: 2019-2023 American Community Survey Estimates

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Data from the US Census and ACS Estimates show that Hoboken's housing vacancy rate increased slightly from 2000 to 2010 but stayed relatively constant between 2010 and 2020. Most housing structures were either built prior to 1940 (33.2%) or built in 2000 or later (31.6%). Nearly half of housing units (47.5%) are in a structure with 20 units or more, and 92.6% of units are in a structure with 3 units or more, reflecting Hoboken's dense, multi-family housing stock. Less than 1% of housing units lack complete kitchen or plumbing facilities, or telephone service, which are indicators for substandard housing units in need of rehabilitation. Analyzing the potential for overcrowded units, the data indicate that just over 900 units (3.2%) are occupied by more than 1 person per room.

**Table 4: Hoboken Housing Unit Characteristics, 2000-2020, 2023**

	Number	Percent
<b>I. Housing Units (US Census)</b>		
Total Number of Units, 2020	30,202	100.0%
Occupied Units	28,175	93.3%
Vacant Units	2,027	6.7%
Total Number of Units, 2010	26,855	100.0%
Occupied Units	25,041	93.2%
Vacant Units	1,814	6.8%
Total Number of Units, 2000	19,990	100.0%
Occupied Units	19,507	97.6%
Vacant Units	483	2.4%
<b>II. Year Structure Built (American Community Survey)</b>		
1939 or earlier	9,956	33.2%
1940 to 1949	930	3.1%
1950 to 1959	1,524	5.1%
1960 to 1969	1,740	5.8%
1970 to 1979	1,847	6.2%
1980 to 1989	2,007	6.7%
1990 to 1999	2,480	8.3%
2000 to 2009	6,241	20.8%
2010 to 2019	3,070	10.2%
2020 or later	190	0.6%
<b>Total</b>	<b>29,985</b>	<b>100.0%</b>
<b>III. Housing Units in Structure (American Community Survey)</b>		
1, detached	417	1.4%
1, attached	917	3.1%
2 units	842	2.8%
3 or 4 units	3,965	13.2%
5 to 9 units	6,157	20.5%
10 to 19 units	3,429	11.4%
20 or more units	14,252	47.5%
Mobile home	6	0.0%
Boat, van, RV, etc.	0	0.0%
<b>Total</b>	<b>29,985</b>	<b>100.0%</b>
<b>IV. Condition of Units (American Community Survey)</b>		
Lacking complete plumbing facilities	44	0.2%

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Lacking complete kitchen facilities	98	0.4%
No telephone service available	160	0.6%
<b>Total occupied housing units</b>	<b>27,654</b>	<b>100.0%</b>
<b>V. Persons Per Room (American Community Survey)</b>		
1.00 or less	26,743	96.7%
1.01 to 1.50	455	1.6%
1.51 or more	456	1.6%
<b>Total occupied housing units</b>	<b>27,654</b>	<b>100.0%</b>

Sources: 2000, 2010, and 2020 US Census, 2019-2023 American Community Survey Estimates

Regarding new housing construction, renovation, and demolition, Table 5 shows the annual reported numbers of residential certificates of occupancy, building permits, and demolition permits issued by the City of Hoboken, as sourced from data provided by the New Jersey Department of Community Affairs (DCA). In each category, there is a significant drop-off in issuances starting at the onset of the COVID-19 pandemic in 2020 and continuing through 2023. This would suggest that residential construction has not rebounded in Hoboken since the economic and social upheavals of the pandemic. The notable decline in reported permit issuances, however, does not align with observed development trends in Hoboken, suggesting that discrepancies in data collection and reporting practices between Hoboken and the DCA could be affecting the validity of the data.

**Table 5: Hoboken Residential Certificates of Occupancy (COs), New Construction, and Demolition Permits Issued, 2014-2023**

Year	Number
<b>I. Residential COs Issued</b>	
2014	319
2015	276
2016	266
2017	23
2018	0
2019	618
2020	48
2021	129
2022	31
2023	19
<b>Total</b>	<b>1,729</b>
<b>II. Residential Building Permits Issued</b>	
2014	253
2015	457
2016	61
2017	692
2018	152
2019	131
2020	44
2021	12
2022	10
2023	0



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<b>Total</b>	<b>1,812</b>
<b>III. Residential Demolition Permits Issued</b>	
2014	8
2015	24
2016	14
2017	18
2018	0
2019	0
2020	0
2021	0
2022	0
2023	0
<b>Total</b>	<b>64</b>

Source: New Jersey Department of Community Affairs (NJDCA)

In Hoboken, non-family households comprise a majority of households. According to the 2019-2023 ACS Estimates, 35.3% of households in Hoboken were married-couple households. A little more than 10% of family households had one or more people 65 years or older. The average household size for family households was 2.70.

**Table 6: Hoboken Household Characteristics, 2023**

	<b>Number</b>	<b>Percent</b>
<b>I. Household Type - Relationship</b>		
Householder*	27,654	49.0%
Spouse	9,790	17.3%
Unmarried partner	3,723	6.6%
Child	9,887	17.5%
Other relatives	858	1.5%
Other nonrelatives	4,570	8.1%
Total population in households	56,482	100.0%
<b>II. Household Type – Family Households</b>		
Married-couple household	9,768	35.3%
Cohabiting couple household	3,508	12.7%
Male householder, no spouse/partner present	6,418	23.2%
Female householder, no spouse/partner present	7,960	28.8%
Households with one or more people under 18 years	5,690	20.6%
Households with one or more people 65 years and over	2,858	10.3%
<b>Total households</b>	<b>27,654</b>	<b>100.0%</b>
Average family size: 2.70		

Source: 2019-2023 American Community Survey Estimates

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\*US 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.”

Hoboken’s working population (age 15 and over) comprises 65% of the total Citywide population. According to the 2019-2023 ACS Estimates, nearly 75% of Hoboken’s working population was employed in “management, business, science, and arts” occupations, and a further 17.2% was employed in “sales and office” work. By industry, one quarter of workers 16 and over were employed in “professional, scientific, and management, and administrative and waste management services,” just under another quarter in “finance and insurance, and real estate and rental and leasing,” 14.9% in “educational services, and health care and social assistance,” and the remainder spread over a wide variety of industries including information, manufacturing, retail, and arts and entertainment.

**Table 7: Hoboken Occupation of Employed Civilian Population Age 16 and Over, 2023**

	Number	Percent
<b>I. Occupation</b>		
Total	39,562	100.0%
Management, business, science, and arts	29,340	74.2%
Service	1,650	4.2%
Sales and office	6,808	17.2%
Natural resources, construction, and maintenance	389	1.0%
Production, transportation, and material moving	1,375	3.5%
<b>II. Occupation Type by Industry</b>		
Total	39,562	100.0%
Agriculture, forestry, fishing and hunting, and mining	58	0.1%
Construction	1,031	2.6%
Manufacturing	2,818	7.1%
Wholesale trade	1,006	2.5%
Retail trade	2,570	6.5%
Transportation and warehousing, and utilities	827	2.1%
Information	2,967	7.5%
Finance and insurance, and real estate and rental and leasing	9,164	23.2%
Professional, scientific, and management, and administrative and waste management services	10,083	25.5%
Educational services, and health care and social assistance	5,905	14.9%
Arts, entertainment, and recreation, and accommodation and food services	1,616	4.1%
Other services, except public administration	835	2.1%
Public administration	682	1.7%

Source: 2019-2023 American Community Survey Estimates

As shown above in Table 2 and below in Table 8, Hoboken’s median household income soars above that of the County and State. More than 58% of households have an annual median income of \$150,000 or more. However, 9.1% of households had a median income of \$25,000 or less.

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**Table 8: Hoboken Median Household Income, 2023**

Household Income	Number	Percent
Less than \$5,000	687	2.5%
\$5,000 to \$9,999	251	0.9%
\$10,000 to \$14,999	772	2.8%
\$15,000 to \$19,999	393	1.4%
\$20,000 to \$24,999	417	1.5%
\$25,000 to \$34,999	735	2.7%
\$35,000 to \$49,999	1,155	4.2%
\$50,000 to \$74,999	1,645	5.9%
\$75,000 to \$99,999	1,595	5.8%
\$100,000 to \$149,999	3,916	14.2%
\$150,000 or More	16,088	58.2%
<b>Median Household Income (Dollars)</b>	<b>\$176,943</b>	

Source: 2019-2023 American Community Survey Estimates

Table 9 shows the regional income limits for Region 1 as provided by the Affordable Housing Professionals of New Jersey (AHPNJ) as of April 2024. As shown in the AHPNJ Table, the maximum income limit to qualify for a moderate income unit for a household of four was \$101,760 in 2025. A single person household could have a maximum income of \$26,730 to qualify for a very-low income unit. The AHPNJ also establishes the maximum permitted annual rental increase for affordable housing units, which in 2025 was 5.0% statewide.

**Table 9: Region 1 - Affordable Housing Regional Income Limits by Household Size, 2025**

Income Level	Household Size (# of Persons)										
	1	1.5	2	2.5	3	4	4.5	5	6	7	8+
<b>Median</b>	89,100	95,450	101,800	108,150	114,500	127,200	132,300	137,400	147,600	157,800	168,000
<b>Moderate</b>	71,280	76,360	81,440	86,520	91,600	101,760	105,840	109,920	118,080	126,240	134,400
<b>Low</b>	44,550	47,725	50,900	54,075	57,250	63,600	66,150	68,700	73,800	78,900	84,000
<b>Very Low</b>	26,730	28,635	30,540	32,445	34,350	38,160	39,690	41,220	44,280	47,340	50,400
<b>Maximum Annual Increase Permitted</b>											
Statewide Rent Increase						5.0%					
Regional Sales Increase						5.64%					
Statewide Net Asset Limit						\$300,000					

Source: Affordable Housing Professionals of New Jersey (AHPNJ)

Table 10 shows that renter-occupied households comprise nearly 2/3 of Hoboken's occupied housing stock. Nearly half of vacant units are those that are for rent or rented but not yet occupied (in between tenants). Another 8.8% or 206 vacant units are for "seasonal, recreational, or occasional use."

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**Table 10: Hoboken Housing Occupancy and Vacancy, 2023**

	# of Housing Units	Percent
<b>I. Type of Occupancy</b>		
Owner Occupied	9,421	34.1%
Renter Occupied	18,233	65.9%
Total Occupied	27,654	100.0%
Total Occupancy Rate: 92.2%		
<b>II. Type of Vacancy</b>		
For rent	1,105	47.4%
Rented, not occupied	337	14.5%
For sale only	283	12.1%
Sold, not occupied	149	6.4%
For seasonal, recreational, or occasional use	206	8.8%
For migrant workers	0	0.0%
Other vacant	251	10.8%
Total vacancy	2,331	100.0%
Total Vacancy Rate: 7.8%		

Source: 2019-2023 American Community Survey Estimates

According to the 2019-2023 ACS Estimates, the median home value of owner-occupied housing units in Hoboken was \$872,100. For reference, in the same dataset, the New Jersey median home value was \$461,000. More than 1/3 of Hoboken owner-occupied housing units are valued at \$1 million or more, while only 2.4% of units are valued at \$300,000 or less.

**Table 11: Hoboken Owner-Occupied Housing Unit Values, 2023**

Value	Number of Housing Units	Percent
Less than \$100,000	52	0.5%
\$100,000 - \$199,999	51	0.5%
\$200,000 - \$299,999	129	1.4%
\$300,000 - \$499,999	904	9.6%
\$500,000 - \$999,999	5,059	53.7%
\$1 million or more	3,226	34.2%
<b>Total Units</b>	9,421	100.0%
Median (dollars): \$872,100		

Source: 2019-2023 American Community Survey Estimates

According to the 2019-2023 ACS Estimates, over 80% of Hoboken housing units with a mortgage incurred \$3,000 or more in selected monthly owner costs, with a median exceeding \$4,000. A similar proportion of housing units without a mortgage reported over \$1,000 in selected monthly owner costs, with a median over \$1,500.

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**Table 12: Hoboken Selected Monthly Owner Costs (SMOC), 2023**

Monthly Owner Costs	Number of Housing Units	Percent
<b>I. Housing Units with a Mortgage</b>		
Less than \$500	0	0.0%
\$500 to \$999	15	0.2%
\$1,000 to \$1,499	78	1.1%
\$1,500 to \$1,999	55	0.8%
\$2,000 to \$2,499	255	3.5%
\$2,500 to \$2,999	1,033	14.1%
\$3,000 or more	5,881	80.4%
<b>Total</b>	<b>7,317</b>	<b>100.0%</b>
Median SMOC = \$4,000+		
<b>II. Housing Units without a Mortgage</b>		
Less than \$250	44	2.1%
\$250 to \$399	12	0.6%
\$400 to \$599	82	3.9%
\$600 to \$799	49	2.3%
\$800 to \$999	165	7.8%
\$1,000 or more	1,752	83.3%
<b>Total</b>	<b>2,104</b>	<b>100.0%</b>
Median SMOC = \$1,500+		

Source: 2019-2023 American Community Survey Estimates

Table 13 shows the distribution of gross monthly rents for occupied units in Hoboken. Nearly 12% of occupied units have rents below \$1,000 per month, while almost half pay \$3,000 or more. The median gross monthly rent is \$2,819.

**Table 13: Hoboken Gross Monthly Rents, 2023**

	Occupied Units Paying Rent	Percent
<b>Less than \$500</b>	1,204	6.7%
<b>\$500 to \$999</b>	936	5.2%
<b>\$1,000 to \$1,499</b>	1,372	7.6%
<b>\$1,500 to \$1,999</b>	1,964	10.9%
<b>\$2,000 to \$2,499</b>	2,173	12.1%
<b>\$2,500 to \$2,999</b>	2,135	11.8%
<b>\$3,000 or more</b>	8,242	45.7%
Median rent: \$2,819		
<b>Total occupied units paying rent</b>	<b>18,026</b>	<b>100.0%</b>
<b>No paid rent</b>	<b>207</b>	<b>n/a</b>

Source: 2019-2023 American Community Survey Estimates

According to the 2019-2023 ACS Estimates, 56.1% of households with a mortgage spend less than 20% of their household income on selected monthly owner costs. Although a majority of households are paying \$3,000 or more per month, as shown in Table 12, this level of expenditure does not constitute a housing cost burden for over half of Hoboken units with a mortgage. In contrast, 21.3% of households with a mortgage spend more than 30% of income on housing costs, exceeding the

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common threshold for being ‘cost burdened’ while 9.0% are considered ‘severely cost burdened,’ spending 50% or more of their income on housing.

**Table 14: Hoboken SMOC as a Percentage of Median Household Income, 2023**

Percentage of Household Income	# of Housing Units	Percent
<b>I. Housing Units (Households) with a Mortgage</b>		
Less than 20%	4,106	56.1%
20% to 30%	1,639	22.4%
30% to 40%	574	7.9%
40% to 50%	322	4.4%
50% or more	658	9.0%
<b>Total</b>	<b>7,317</b>	<b>100.0%</b>
<b>II. Housing Units (Households) without a Mortgage</b>		
Less than 10%	906	43.1%
10% to 20%	543	25.8%
20% to 30%	397	18.9%
30% or more	224	10.6%
<b>Total</b>	<b>2,104</b>	<b>100.0%</b>

Source: 2019-2023 American Community Survey Estimates

## Preservation of Multigenerational Continuity

The Amended FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the City’s ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission’s goal of enabling senior citizens to reside at the homes of their extended families. Furthermore, the City’s ordinances permit accessory dwelling units along a six-block stretch of Court Street, a historic alleyway with unique characteristics within Hoboken’s urban fabric, allowing senior citizens to live within close proximity to their extended families and still maintain autonomy over their dwelling unit. Most of Hoboken’s housing stock is smaller apartment units, however the City’s density divider in its R-1, R-CP, R-2, and R-3 residential zones encourage larger units with 3+ bedrooms, and its affordable housing ordinance requires at least 20% of all affordable housing units within inclusionary developments to be 3 bedroom units. Finally, the City provides several senior buildings where adult children of seniors can reside in a unit, including a new 36-unit senior building at 11<sup>th</sup> and Willow (Site 9) which is described in the Fair Share Plan below. Hoboken ordinances and local factors advance the multigenerational continuity goal.

## State Development and Redevelopment Plan Consistency

The City’s Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in

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the Fair Share Plan provide ample opportunity for the construction of affordable housing. All of Hoboken is designated as Metropolitan Planning Area (PA1). Pursuant to the SDRP, PA1 is the preferred location for redevelopment and compact growth. The development of dense, affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing “centers” where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development in Hoboken. Hoboken is not located within the Pinelands, Highlands, or Meadowlands planning areas or within CAFRA.

## Affordable Housing Obligation

### 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 126 units.

### Fourth Round Prospective Need Obligation

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 of 2025 through 2035. Hoboken has a Prospective Need of zero (0) units because the City is an Eligible Urban Aid Community.

### Total Obligation

Based on the above, the City of Hoboken’s total affordable housing obligation is 126 units, or the sum of the total of each of the Present Need, Prior Round Obligation, and Prospective Need calculations. (126 + 0 + 0 = 126)

## Fair Share Plan

### Rehabilitation Program

The City will address the rehabilitation obligation through the City-run homeowner and rental rehabilitation program, or Housing Improvement 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 and deed restriction prior to the issuance of any CO and upon completion of any necessary rehabilitation of the subject site. Completion of said rehabilitation is defined and

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governed by the Housing Improvement Program Manual, adopted by the Hoboken City Council via resolution on April 3, 2023. The average hard cost will be at least \$10,000 per unit, with a maximum loan amount of \$24,000 per unit, paid through the Hoboken Affordable Housing Trust Fund. As of the adoption of this Housing Element and Fair Share Plan, no property owners have participated in the Housing Improvement Program.

The City also reserves the right to claim Present Need Rehab credits on a pro-rated basis for capital improvements to housing developments at the Hoboken Housing Authority or elsewhere that are funded through the City's Community Development Block Grant program during the Fourth Round period.

## Affordable Housing Sites

The City of Hoboken has identified approved and proposed development providing affordable housing units that will be credited towards the Rehabilitation Share/Present Need obligation. Table 15 lists the approved residential developments that are approved through Redevelopment Agreement and/or the Hoboken Planning Board or Zoning Board, some of which are currently under construction, and proposed developments. All of these residential developments will provide deed restricted housing available to very low-, low-, or moderate-income households. The City anticipates a total of 726 affordable housing units to be applied to the 126-unit Rehabilitation Share/Present Need obligation. This total includes 392 approved affordable units, 192 proposed affordable units, 42 units pending litigation, and 100 estimated units from recently adopted redevelopment plans. The surplus affordable units associated with the approved units and proposed units anticipated will be applied to a future affordable housing obligation in accordance with the Fair Housing Act. At least fifty percent (50%) of all affordable units credited towards the 126-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.

RDA = Redevelopment Agreement

ZBA = Zoning Board of Adjustment

PB = Planning Board

SA = Settlement Agreement

**Table 15: Approved and Proposed Affordable Developments**

<b>I. Approved Affordable Developments</b>			
<b>Housing Sites</b>	<b>Credits</b>	<b>Unit Type</b>	<b>Status</b>
<b>Site 1*: 38 Jackson Street (Block 6, Lot 1)</b>	11	Family, Sale	<b>Under construction</b> , RDA Approval 12/15/2021, PB Approval 9/8/2022, Amended RDA Approval 12/07/2022, Amended PB Approval 5/2/2023, 2 <sup>nd</sup> Amended RDA Approval 4/2/2025, 2 <sup>nd</sup> amended PB Approval forthcoming.
<b>Site 2*:</b>	4	Family, Sale	<b>Under construction</b> , RDA Approval 3/20/2024, PB Approval 6/27/2024



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<b>931 Madison Street (Block 95, Lots 11-16)</b>			
<b>Site 3: 303 Madison Street (Block 49, Lot 2.01)</b>	4	Family, Rental	<b>Under construction</b> , ZBA Approval 3/21/2023
<b>Site 4*: 1404 Willow Avenue (Block 123 Lot 16.01)</b>	5	Family, Rental	<b>Under construction</b> , RDA Approval 3/15/2023, PB Approval 8/1/2023, Amended RDA Approval 12/20/2023
<b>Site 5*: 111 Observer Highway (Block 139, Lot 1.02)</b>	78	Family, Rental	<b>Under construction</b> , RDA Approval 7/6/2022, PB Approval 10/3/2023, Amended PB Approval 9/5/2024
<b>Site 6*: 308 Second Street (Block 43, Lot 34)</b>	18	Homeless Veterans, Rental	ZBA Approval 9/21/2021
<b>Site 7*: 1500 Clinton Street (Block 131, Lot 1)</b>	38	Family, Rental	RDA Approval 5/17/2023, Amended RDA Approval 2/27/2024, PB Approval 4/2/2024
<b>Site 8: 1500 Grand Street (Block 130, Lots 1 &amp; 17)</b>	42	Family, Rental	RDA Approval 2/21/2024, PB Approval 7/2/2024
<b>Site 9*: 259 11<sup>th</sup> Street (Block 172, Lot 17)</b>	36	Age-restricted, Rental	ZBA Approval 9/24/2024
<b>Site 10*: 601-619 Newark Street (Block 3, Lots 3 &amp; 8)</b>	6	Family, Rental	RDA Approval 12/15/2021, PB Approval 8/2/2022, Amended RDA Approval 1/18/2023, Amended PB Approval 5/2/2023
<b>Site 11*: 256 Observer Highway (Block 1, Lot 1)</b>	38	Family, Rental	RDA Approval 5/5/2021, Amended RDA Approval 10/20/2021, 2 <sup>nd</sup> Amended RDA Approval 3/15/2023, PB Approval 6/6/2024
<b>Site 12: 325-329 Grand Street (Block 52, Lots 14-16)</b>	2	Family, Rental	ZBA Approval 11/21/2023
<b>Site 13: 301 Washington Street (Block 214, Lot 1.01)</b>	5	Family, Rental	ZBA Approval 4/16/2024
<b>Site 14: 122 Adams Street (Block 30, Lot 17)</b>	10	Family, Rental	ZBA Approval 1/21/2025
<b>Site 15: Hoboken Community Center (former YMCA) 1301 Washington Street (Block 245, Lot 1, Qualifier C0002)</b>	5**	SRO for Homeless Men, Rental	Amended deed restriction recorded 7/25/2018

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<b>Site 16*: 1200 Madison Street (Block 106, Lot 1)</b>	70	Family, Rental	RDA Approval 10/21/2020, PB Approval (southern site portion) 5/2/2023, SA 9/16/2024 ( <i>Unit count may increase. A new RDA is required per SA.</i> )
<b>Site 17*: 1300 Jefferson Street (Block 112, Lot 1)</b>	20	Family, Rental	RDA Approval 8/10/2020, Amended RDA Approval 1/13/2021, PB Approval 5/2/2023
<b>SUBTOTAL</b>	392		

\*Included in the Third Round but not yet constructed.

\*\*The 2023 Housing Element and Fair Share Plan claimed 91 credits for the construction of an SRO facility according to its original deed restriction recorded November 9, 2011. The City since learned that MBS Housing Urban Renewal LLC, the housing operator on site has since amended that deed restriction, due to building operations, to change 5 units that were previously “unrestricted market units” to deed-restricted affordable units.

Bedroom and Income Distribution of Approved Affordable Developments					
<b>Site 1: 38 Jackson Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	0	0	0	0
Low	0	1	3	2	6
Moderate	0	1	3	1	5
<b>Total</b>	0	2	6	3	11
<b>Site 2: 931 Madison Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	0	0	0	0
Low	0	0	1	1	2
Moderate	0	1	1	0	2
<b>Total</b>	0	1	2	1	4
<b>Site 3: 303 Madison Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	1	0	0	1
Low	0	0	1	0	1
Moderate	0	0	1	1	2
<b>Total</b>	0	1	2	1	4
<b>Site 4: 1404 Willow Avenue</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	0	1	0	1
Low	1	0	1	1	3
Moderate	0	0	1	0	1
<b>Total</b>	1	0	3	1	5
<b>Site 5:</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>

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<b>111 Observer Highway</b>					
<b>Very low</b>	0	4	4	3	11
<b>Low</b>	0	4	20	5	29
<b>Moderate</b>	0	7	23	8	38
<b>Total</b>	0	15	47	16	78
<b>Site 6: 308 Second Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	15	3	0	0	18
<b>Low</b>	0	0	0	0	0
<b>Moderate</b>	0	0	0	0	0
<b>Total</b>	15	3	0	0	18
<b>Site 7: 1500 Clinton Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	0	1	3	1	5
<b>Low</b>	0	3	9	3	15
<b>Moderate</b>	0	3	11	4	18
<b>Total</b>	0	7	23	8	38
<b>Site 8: 1500 Grand Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	2	1	2	1	6
<b>Low</b>	1	1	10	4	16
<b>Moderate</b>	2	1	12	5	20
<b>Total</b>	5	3	24	10	42
<b>Site 9: 259 11<sup>th</sup> Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	1	3	1	0	5
<b>Low</b>	1	10	2	0	13
<b>Moderate</b>	1	15	2	0	18
<b>Total</b>	3	28	5	0	36
<b>Site 10: 601-619 Newark Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	0	0	1	0	1
<b>Low</b>	0	0	1	1	2
<b>Moderate</b>	0	1	1	1	3
<b>Total</b>	0	1	3	2	6
<b>Site 11: 256 Observer Highway</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Very low</b>	1	1	1	0	3
<b>Low</b>	2	10	3	1	16
<b>Moderate</b>	0	13	3	3	19

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<b>Total</b>	3	24	7	4	38
<b>Site 12: 325-329 Grand Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	0	1	0	1
Low	0	0	0	0	0
Moderate	0	0	0	1	1
<b>Total</b>	0	0	1	1	2
<b>Site 13: 301 Washington Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	0	0	1	0	1
Low	0	1	1	1	3
Moderate	0	0	1	0	1
<b>Total</b>	0	1	3	1	5
<b>Site 14: 122 Adams Street</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
Very low	2	0	0	0	2
Low	0	0	3	0	3
Moderate	0	0	3	2	5
<b>Total</b>	2	0	6	2	10

<b>II. Proposed Affordable Developments</b>			
<b>Housing Sites</b>	<b>Credits</b>	<b>Unit Type</b>	<b>Status</b>
<b>Site 18: 930 Monroe Street* (Block 92, Lot 1.02)</b>	68	Family, Rental	RDA approved 12/21/2022, project before the Planning Board
<b>Site 19: 1416 Clinton Street (Block 122, Lot 8.02)</b>	16	Family, Rental	RDA approved 5/7/2025
<b>Site 20: 1417-1429 Adams Street (Block 121, Lot 7.01)</b>	26	Family, Rental	RDA in negotiation, SA approved 9/4/2024
<b>Site 21: Neumann Leathers, 300 Observer Highway* (Block 2, Lot 12)</b>	38	Family, Rental	RDA in negotiation
<b>Site 22: 511-521 Newark Street* (Block 3.02, Lots 6, 9-11)</b>	5	Family, Sale	RDA in negotiation
<b>Site 23: Rockefeller Group (Block 125 Lots 7-10, Block 133, Block 134)</b>	**	Family, Rental and Sale	RDA in negotiation

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<b>Site 24:</b> <b>1 Henderson Street</b> <b>(Block 3.02, Lots 12 and 14, Block 139.01, Lots 2 and 3)</b>	16	Family, Rental	RDA in negotiation
<b>Site 25:</b> <b>Academy Bus, 88 Marshall Street*</b>	At least 23	Not known at this time	No official proposal, Redevelopment Plan amended to require additional affordable units
<b>SUBTOTAL</b>	192		

\*Included in the Third Round Fair Share Plan but not yet constructed.

\*\*The exact number of total units in these developments is not known at this time. Redevelopers will be required to provide at least 10% affordable housing units. The City reserves the right to claim credits for any units resulting from these proposed developments that are constructed during the Fourth Round.

<b>III. Affordable Housing Sites Pending Litigation</b>				
<b>Housing Sites</b>	<b>Address</b>	<b>Owner</b>	<b>Total Housing Units</b>	<b>Affordable Units Required (10%)</b>
<b>Site 26: Park + Grove</b>	1450 Garden St	BIT INVESTMENT 61 LLC	212	22
<b>Site 27: Vine Hoboken</b>	900 Monroe St	900 MONROE HOBOKEN LLC % IREC	135	14
<b>Site 28: The Artisan on Clinton</b>	1400 Clinton St	TAYLOR MORGAN LASALLE INVEST MGMT	59	6
<b>SUBTOTAL</b>			406	42

The City's 2023 Housing Element and Fair Share Plan included a total of four sites pending litigation. The City, Zoning Board of Adjustment, and the developer of The Harlow (1330 Willow Avenue) have since settled on the matter regarding the Harlow affordable units, which will be provided at a new construction project at 1417-1429 Adams in addition to the 10% affordable units that would already be required for the new project. A Settlement Agreement between these parties was approved on September 4, 2024, and includes a provision where, in the event that construction at 1417-1429 Adams is not complete within 4 years of receipt of building permits and other governmental approvals, the developer will have 18 months from the City's approval of a compliance plan to convert 14 units at the Harlow building to affordable housing units.

## Adopted Redevelopment Plans

Since the adoption of the City's 2023 Housing Element and Fair Share Plan, the City has adopted several redevelopment plans which require an affordable housing set-aside. The exact number of affordable housing units that will be generated by the implementation of these redevelopment plans

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is not yet determined, however the City may expect nearly 100 additional new construction affordable housing units in these redevelopment areas and reserves the right to claim credits for any units generated during the Fourth Round. The adopted redevelopment plans, and more zoning, redevelopment, historic, and floodplain information, can be found on the City's Online Zoning Map at [www.hobokennj.gov/zoning-map](http://www.hobokennj.gov/zoning-map).

### **Hoboken Housing Authority Redevelopment Plan**

The Redevelopment Plan for the Housing Authority of the City of Hoboken provides for the complete redevelopment or rehabilitation of the Hoboken Housing Authority in a multi-phase redevelopment. The Redevelopment Plan focuses on vacant lots within the Housing Authority's campus to build a first phase, will then move existing residents into those new buildings to prepare other sites for demolition, and so on, so as to minimize relocations and re-house HHA residents without displacement. A goal of the Redevelopment Plan is to integrate the HHA campus with the rest of the City, both physically in terms of the style of buildings and street connectivity, and also through providing mixed-income housing. To that end, in later stages, redevelopment project sites may be able to accommodate more housing units than necessary to re-locate existing HHA tenants. In developments that provide a surplus of units, 15% of surplus units must be provided as affordable housing units in compliance with the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26.1 et seq. The remainder of the surplus units in each development can be provided as market rate or workforce housing (available to households with incomes below 120% of Area Median Income, minimum 10% required).

### **Fabian Arts District Redevelopment Plan**

The Fabian Arts District Redevelopment Plan envisions two mixed-use buildings, pedestrian walkways, performing arts space, and ground floor retail in close proximity to Hoboken Terminal, with no parking required in the project to take advantage of the multitude of transit options nearby. A baseline development requirement is the provision of 10% affordable housing units in compliance with UHAC. The Plan also provides incentive development regulations, where in exchange for higher densities of development, the developer must provide additional community benefits, including an additional 10% of all units provided as workforce housing units available to households with income below 120% of Area Median income. The City has not conditionally designated a developer for this site, but based on the Redevelopment Plan, the project may generate around 30 affordable housing units.

### **Garage B Municipal Garage Redevelopment Plan**

The Garage B Municipal Garage Redevelopment Plan charts the redevelopment of Garage B, an ageing municipal structure that currently provides around 800 municipally run parking spaces. The Redevelopment Plan requires 20% of all units built over a redeveloped municipal garage to be affordable units in compliance with UHAC, while the remaining units are required to be workforce housing units available to medium-income households as described above. The City will maintain ownership of the property with a potential lease.

Unit Summary by Status	
Approved Units	392
Proposed Units	192
Units Pending Litigation	42
Estimated Units from Adopted Redevelopment Plans	100
<b>TOTAL</b>	<b>726</b>

## Description of Affordable Housing Sites

The following descriptions of Affordable Housing Sites outline the developable nature of sites that were not previously included in the City's 2023 Housing Element and Fair Share Plan but have since progressed in obtaining governmental approvals and/or review.

### Site 3: 303 Madison Street – 4 family rental units

The approved residential project includes a total of 30 residential rental units including four (4) family rental affordable units located at 303 Madison Street on Block 49, Lot 2.01 within the R-2 Residential Zoning District. The site is approximately 0.23 acres, and the Zoning Board of Adjustment granted Preliminary and Final Site Plan Approval and variance relief on March 21, 2023, Zoning Board Application No. HOZ-22-10. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (TH START MADISON MULTI LLC)

☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a mixed-use residential neighborhood nearby parks, retail, and houses of worship. The site is accessed on Madison Street.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 Veolia.

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☑ 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

**Site 8: 1500 Grand Street – 42 family rental units**

The approved residential project includes a total of 420 residential rental units including forty-two (42) family rental affordable units located at 1500 Grand Street on Block 130, Lots 1 and 17 within the North End Redevelopment Plan Area. The site is approximately 1.84 acres. The City Council approved the execution of Redevelopment Agreement between the City and the redeveloper on February 21, 2024, and the Planning Board voted to approve the project's Preliminary and Final Site Plan on July 2, 2024, Planning Board Application No. HOP-24-6. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☑ Available site: The site is under private ownership. (AR AT 1500 GRAND 1 LLC & 11 LLC)

☑ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a formerly industrial area with some remaining light-industrial uses, such as bus storage, warehousing, coffee wholesalers, sewage treatment plant, and PSE&G substation. Surrounding the site are several approved developments that will bring mixed-use residential, parks, and retail to this neighborhood. The site is accessed on Grand, Adams, 15<sup>th</sup>, and 16<sup>th</sup> streets.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 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



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housing set-aside and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

**Site 12: 325-329 Grand Street – 2 family rental units**

The approved residential project includes a total of 22 residential rental units including two (2) family rental affordable units located at 325-329 Grand Street on Block 52, Lots 14-16 within the R-2 Residential Zoning District. The site is approximately 0.17 acres. The Zoning Board of Adjustment voted to grant the project Preliminary and Final Site Plan Approval and variance relief on November 21, 2023, Zoning Board Application No. HOZ-23-3. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (TH START GRAND MULTI LLC, TH START 327 GRAND LLC % TORESCO, and TH START 329 GRAND LLC)

☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a mixed-use residential neighborhood nearby parks, retail, schools, and healthcare facilities. The site is accessed on Grand Street.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

**Site 13: 301 Washington Street – 5 family rental units**

The approved residential project includes a total of 45 residential rental units including five (5) family rental affordable units located at 301 Washington Street on Block 214, Lot 1.01 within the C-2

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Commercial Zoning District. The site is approximately 0.34 acres. The Zoning Board of Adjustment voted to grant the project Preliminary and Final Site Plan Approval and variance relief on April 16, 2024, Zoning Board Application No. HOZ-23-8. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (SRI-WSA 301 WASHINGTON LLC)

☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a mixed-use neighborhood along Hoboken's main commercial corridor, nearby parks, retail, schools, and healthcare facilities. The site is accessed on Washington Street, 3<sup>rd</sup> Street, and Court Street.
- *The site will comply with all applicable environmental regulations.* The site is not located within an Area of Special Flood Hazard as defined in Chapter 104 Flood Damage Prevention in the Municipal Code. 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 located within the City's H1-O Historic District but is a non-contributing structure. It does not contain any established historic sites pursuant to Chapter 42-17 of the City Ordinance and will comply with the provisions of Chapter 42 and any applicable law.

☒ 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

#### **Site 14: 122 Adams Street – 10 family rental units**

The approved residential project includes a total of 10 residential rental units, all of which will be family rental affordable units located at 122 Adams Street on Block 30, Lot 17 within the R-3 Residential Zoning District. The site is approximately 0.11 acres. The Zoning Board of Adjustment voted to grant the project Preliminary and Final Site Plan Approval and variance relief on January 21, 2025, Zoning Board Application No. HOZ-24-12. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (HOBOKEN COMMUNITY CENTER INC)

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☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a mixed-use residential neighborhood nearby parks, retail, schools, and healthcare facilities. The site is accessed on Adams Street.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

### **Site 19: 1416 Clinton Street – 16 family rental units**

The proposed residential project includes a total of 160 residential rental units, including sixteen (16) family rental affordable units located at 1416 Clinton Street on Block 122, Lot 8.02 within the North End Redevelopment Plan Area. The site is approximately 0.72 acres. The City Council approved the execution of Redevelopment Agreement between the City and the redeveloper on May 7, 2025. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (AR AT 1416 CLINTON, LLC& CLINTON HO)

☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a formerly industrial area with some remaining light-industrial uses, such as bus storage, warehousing, coffee wholesalers, sewage treatment plant, and PSE&G substation. Surrounding the site are several approved developments that will bring mixed-use

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residential, parks, and retail to this neighborhood. The site is accessed on Clinton, 15<sup>th</sup>, and Grand streets.

- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

#### **Site 20: 1417-1429 Adams Street – 26 family rental units**

The proposed residential project includes a total of 117 residential rental units, including twenty-six (26) family rental affordable units located at 1417-1429 Adams Street on Block 121, Lot 7.01 within the North End Redevelopment Plan Area. The site is approximately 0.46 acres. A Settlement Agreement between the City and conditionally designated redeveloper was approved by City Council on September 4, 2024, to transfer the affordable housing obligation of 14 units from the Harlow site (described above) to the proposed redevelopment project at 1417-1429 Adams Street. A Redevelopment Agreement between the City and redeveloper is still in negotiation. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ **Available site:** The site is under private ownership. (AR ADAMS INVESTOR LLC)

☒ **Suitable site:** The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a formerly industrial area with some remaining light-industrial uses, such as bus storage, warehousing, coffee wholesalers, sewage treatment plant, and PSE&G substation. Surrounding the site are several approved developments that will bring mixed-use residential, parks, and retail to this neighborhood. The site is accessed on Adams, 15<sup>th</sup>, and Grand streets.

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- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

### **Site 23: Rockefeller Group (various sites) – Number of units not known at this time**

The proposed residential project is located at several sites including Block 125, Lots 7-9, Block 133, and Block 134 within the North End Redevelopment Plan Area. Together, the sites are approximately 4.25 acres. A Redevelopment Agreement between the City and redeveloper is still in negotiation. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ **Available site:** The site is under private ownership. (PARK WILLOW LLC % J CARLOMAGNO)

☒ **Suitable site:** The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a formerly industrial area with some remaining light-industrial uses, such as bus storage, warehousing, coffee wholesalers, sewage treatment plant, and PSE&G substation. Surrounding the site are several approved developments that will bring mixed-use residential, parks, and retail to this neighborhood. The site is accessed on Clinton, 15<sup>th</sup>, and Grand streets.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based flood elevations are shown within these zones." Wetlands

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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 Chapter 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

#### **Site 24: 1 Henderson Street – 16 family rental units**

The proposed residential project includes a total of 160 residential rental units, including sixteen (16) family rental affordable units located at 1 Henderson Street, Block 3.02, Lots 12 and 14 and Block 139.01, Lots 2 and 3. The site is approximately 0.56 acres. A Redevelopment Agreement between the City and redeveloper is still in negotiation. The affordable units will be deed restricted for a minimum of 40 years.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

☒ Available site: The site is under private ownership. (CAULFIELD, JAMES F JR & ROBERT A, RCD ENTERPRISES LLC)

☒ Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which 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 is adjacent to compatible land uses and has access to appropriate streets.* The site is in a mixed use residential neighborhood near retail, parks, and public transit infrastructure. The site is accessed on Newark and Henderson streets.
- *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 Chapter 104-5, this Zone constitutes an "Area subject to inundation by the one-percent annual chance flood event. Because detailed analyses are not performed for such areas, no depths of based 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 Chapter 42-17 of the City Ordinance.



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☑ 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 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 and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

## 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 Municipal Code Chapter 65A-5(D). This shall be embodied in an affirmative marketing plan and resolution endorsing said plan adopted by the City Council. The City's Affirmative Marketing Plan was most recently adopted by the City Council on April 3, 2023, and may be amended in the future in accordance with the City's adopted Affordable Housing Ordinance and this Housing Element and Fair Share Plan, and any applicable updates to UHAC.

The affirmative marketing plan includes City policy on unit marketing in accordance with UHAC. All newly created affordable units will comply with the minimum 40-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 approved and proposed developments that are providing an affordable housing component, the City adopted a mandatory set-aside ordinance (See Chapter 65A of the Hoboken Municipal Code) that requires, whether via use variance or redevelopment, multi-family housing with greater than 10 units to include an affordable housing set-aside of 10% affordable units, regardless of whether they are for sale or rental. All affordable units shall be restricted, regulated, and administered consistent with the City's affordable housing regulations, the Uniform Housing Affordability Controls (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 (MDFO) on August 7, 2019, and this ordinance was approved by the Superior Court of New Jersey: Hudson County Law Division via Consent Order on November 9, 2020. 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 be expended in accordance with the City's adopted Spending Plan, first adopted by the Hoboken City Council on April 3, 2023 and most recently amended on September 4, 2024.

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The 2025 Spending Plan, attached hereto in Appendix A, discusses anticipated revenues, collection of revenues, and the use of revenues, prepared in accordance with N.J.A.C. 5:93-8.16. All collected revenues will be placed in the City's Affordable Housing Trust Fund and may be dispensed for the use of eligible 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.

At least 30% of collected development fees shall be used to provide affordability assistance to low- and moderate-income households in affordable housing 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 income qualification and affirmative marketing program and other services provide by an Administrative Agent.

## Monitoring

The City will comply with monitoring provisions consistent with those required by the Fair Housing Act and similar. The monitoring provisions require regular tracking of progress toward meeting the affordable housing obligation and ensuring the affordable units and Affordable Housing Trust Fund are administered property as follows:

- On or before February 1<sup>st</sup> of each year, the City will provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website and on the Department of Community Affairs website.
- Midpoint Review. The City will post, on the municipal website and submit to the Department of Community Affairs website, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Program and Superior Court, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the Court regarding these issues.



## Cost Generation

The City's municipal ordinances comply with the Fair Housing Act, as amended, to eliminate unnecessary cost generation for inclusionary development applications. Applicants are able to schedule pre-application conferences and special Planning or Zoning Board meetings to expedite review. The City shall comply with N.J.A.C. 5:93-10 et seq regarding measures to eliminate unnecessary cost generation.