

**CITY OF HOBOKEN PLANNING BOARD
RESOLUTION ADOPTING
2025 HOUSING ELEMENT AND FAIR SHARE PLAN
June 10, 2025**

WHEREAS, the Planning Board of the City of Hoboken (“Planning Board”) is a municipal agency created and organized under the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.* (“MLUL”), and, among other duties and obligations, is responsible for adopting the 2025 Housing Element and Fair Share Plan (“2025 HEFSP”) of the Master Plan for the City of Hoboken (“City”); and

WHEREAS, on March 20, 2024, Governor Philip D. Murphy signed P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Fair Housing Act”); and

WHEREAS, the City adopted Resolution #25-124 on January 22, 2025 (“Resolution”) committing to a present need obligation of 126 units and Fourth-Round prospective need obligation of zero (0) and thereafter filing a declaratory judgment action within 48 hours of the adoption of the Resolution; and

WHEREAS, Hoboken is a qualifying urban aid municipality, exempt from responsibility for any fair share prospective need obligation in its Fourth Round (2025-2035) affordable housing obligation pursuant to Fair Housing Act; and

WHEREAS, on January 24, 2025, in accordance with the Fair Housing Act and the Administrative Office of the Court’s Directive No. 14-24, the City filed a timely Fourth-Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“Program”), along with the binding Resolution; and

WHEREAS, no parties challenged the City’s present and prospective need obligations; and

WHEREAS, on April 14, 2025, the Honorable Joseph A. Turula, P.J.Cv. entered an Order establishing the City's present need obligation as 126 units and its Fourth-Round prospective need as zero (0) units; and

WHEREAS, pursuant to the Fair Housing Act, the 2025 HEFSP addressing the Fourth-Round period (beginning July 1, 2025 and ending June 30, 2035) must be adopted by the Planning Board, endorsed by the City and filed with the Program by June 30, 2025; and

WHEREAS, the City's Community Development staff have prepared the City's 2025 HEFSP in accordance with the MLUL, the Fair Housing Act as amended and the applicable affordable housing regulations (N.J.A.C. 5:91-1, *et seq.*, N.J.A.C. 5:93-1, *et seq.*, and N.J.A.C. 5:97, *et seq.*); and

WHEREAS, on June 10, 2025, upon notice duly provided pursuant to N.J.S.A. 10:4-6, *et seq.* and N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the proposed the 2025 HESPF dated May 19, 2025, as presented by the City's Principal Planner, Cathleen Wolf, AICP, P.P.; and

WHEREAS, upon the conclusion of the June 10, 2025 public hearing held on the proposed 2025 HEFSP, the Planning Board determined that the 2025 HEFSP is: (1) consistent with the goals and objectives of the City's Master Plan; (2) will guide the use of lands in the City in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28; and (3) is designed to achieve, and its adoption and implementation will achieve, access to affordable housing to meet present and prospective housing needs in accordance with Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*

NOW, THEREFORE, BE IT RESOLVED, that the City of Hoboken Planning Board hereby adopts the 2025 Housing Element and Fair Share Plan dated May 19, 2025 and recommends that it be endorsed by the Governing Body of the City of Hoboken.

BE IT FURTHER RESOLVED, that this Resolution and the 2025 HEFSP shall be transmitted by the Board Secretary with all immediacy as follows:

- To the Hudson County Planning Board and the NJ Office of Planning Advocacy;
- To the municipal clerk of each adjoining municipality who requests a copy of same;
- To the City's affordable housing counsel for further disposition; and
- To the Honorable Mayor Ravinder Bhalla and the City Council.

Roll Call on Motion to Approve

| | Motion | 2 nd | Yes | No | Abstain | Absent | Recused |
|------------------|--------|-----------------|-----|----|---------|--------|---------|
| Gregory Francese | | | x | | | | |
| James Doyle | | | x | | | | |
| Lea Cloud | | | | | | x | |
| Frank Magaletta | | | x | | | | |
| Atif Qadir | | | | | | x | |
| Greg Overberg | | | x | | | | |
| Joan Allman | x | | x | | | | |
| Tom Jacobson | | | x | | | | |
| Marty Anderson | | x | x | | | | |

Roll Call on Memorialization of Resolution

| | Motion | 2 nd | Yes | No | Abstain | Absent | Recused |
|------------------|--------|-----------------|-----|----|---------|--------|---------|
| Gregory Francese | | | x | | | | |
| James Doyle | x | | x | | | | |
| Lea Cloud | | | | | | x | |
| Frank Magaletta | | | x | | | | |
| Atif Qadir | | | | | | x | |
| Greg Overberg | | | x | | | | |
| Joan Allman | | | x | | | | |
| Tom Jacobson | | | x | | | | |
| Marty Anderson | | x | x | | | | |

SO RESOLVED.

CITY OF HOBOKEN PLANNING BOARD

/s/ Frank Magaletta
Frank Magaletta, Chair

CERTIFICATION

I hereby certify this to be a true and accurate copy of the Resolution approved and adopted by the City of Hoboken Planning Board, Hudson County, New Jersey, at its meeting held on June 10, 2025.

CITY OF HOBOKEN PLANNING BOARD

Patricia Carcone Board Secretary
Patricia Carcone, Board Secretary

Date signed: June 11, 2025

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6.E.3.3

SPONSORED BY: *R. Murphy*
 SECONDED BY: *[Signature]*

**CITY OF HOBOKEN
 RESOLUTION NO.:**

**RESOLUTION ENDORSING THE 2025 HOUSING ELEMENT AND FAIR
 SHARE PLAN**

1. **WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301); and,
2. **WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and,
3. **WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and,
4. **WHEREAS**, the Governing Body of the City of Hoboken ("City") adopted a resolution on January 22, 2025, identifying its present need obligation as 126 units and prospective need obligation as 0 affordable units for the Fourth Round; and,
5. **WHEREAS**, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the City filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Hudson County, entitled In the Matter of the Application of the City of Hoboken, County of Hudson, State of New Jersey, Docket No. HUD-L-314-25 on January 24, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and,
6. **WHEREAS**, no parties challenged the City's present and prospective need obligations; and,
7. **WHEREAS**, on April 14, 2025, the Honorable Joseph A. Turula, P.J.Cv., issued an Order setting the City's present need obligation at 126 units and the prospective need obligation at 0 affordable units and further authorized the City to proceed with preparation and adoption of a proposed HEFSP to satisfy the City's affordable housing obligation; and,

8. **WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, with associated resolutions and proposed drafts of the appropriate zoning and other ordinances, necessary to implement its HEFSP, no later than June 30, 2025; and,
9. **WHEREAS**, the City of Hoboken Planning Board ("Board") adopted the HEFSP, entitled "Housing Element & Fair Share Plan 2025" prepared by the City's planner, dated May 19, 2025 (the "Fourth Round HEFSP"), as an amendment to the City's Master Plan on June 10, 2025; and,
10. **WHEREAS**, the Governing Body desires to endorse the Fourth Round HEFSP adopted by the Board on June 10, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Hoboken, in the County of Hudson, and State of New Jersey, that:

1. The Governing Body of the City of Hoboken does hereby endorse the Fourth Round HEFSP adopted by the City of Hoboken Planning Board on June 10, 2025.
2. The Governing Body of the City of Hoboken does hereby authorize the filing of this Resolution endorsing the Fourth Round HEFSP adopted by the Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of the City of Hoboken, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

Meeting Date: June 16, 2025

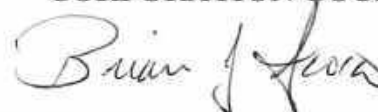
APPROVED:



**CALEB STRATTON
BUSINESS ADMINISTRATOR**

APPROVED AS TO FORM:

**BRIAN ALOIA, ESQ.
CORPORATION COUNSEL**



| ✓ Vote Record - CC - Resolution | | | | | | |
|---|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| | | Yes/Aye | No/Nay | Abstain/Alternate | Absent | |
| <input type="checkbox"/> Adopted <input type="checkbox"/> Denied <input type="checkbox"/> Carried | Phil Cohen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Tiffanie Fisher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Emily Jabbour | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Paul Presinzano | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Joe Quintero | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Ruben Ramos | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | Michael Russo | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | | | |
|--|-------------|--|--------------------------|--------------------------|--------------------------|--------------------------|
| | James Doyle | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------|--|--------------------------|--------------------------|--------------------------|--------------------------|

Housing Element and Fair Share Plan 2025

City of Hoboken

Attachment: 20250611_FINAL_HEFSP_signed (Resolution to Endorse Housing Element and Fair Share Plan)

Prepared for the City of Hoboken Planning Board

May 19, 2025

Cathleen Wolf



NJ Professional Planner No. 33LI00648700

City of Hoboken | Housing Element and Fair Share Plan

Planning Board Members

- Joan Allman
- Marty Anderson
- Lea Cloud
- James Doyle
- Greg Francese
- Tom Jacobson
- Greg Overberg
- Atif Qadir
- Chairman Frank Magaletta
 - Board Attorney: Nylema Nabbie, Esq
 - Board Planner: George Wheatle Williams
 - Board Engineer: Norberto Hernandez

City Council

- James Doyle, Council President
- Phil Cohen
- Tiffanie Fisher
- Emily Jabbour
- Paul Presinzano
- Joe Quintero
- Ruben Ramos, Jr.
- Michael Russo

Mayor Ravinder S. Bhalla

Business Administrator Jason Freeman

Corporation Counsel Brian J. Aloia, Esq

Affordable Housing Attorney Wendy R. Quiroga, Esq

Consultant Planner Kendra Lelie, AICP, PP, LLA, Principal Planner, Kyle + McManus Associates

Community Development Staff

- Christopher Brown, AICP, PP, Director
- Jessica Giorgianni, AICP, PP, Supervising Planner
- Cathleen Wolf, AICP, PP, Principal Planner

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.

City of Hoboken | Housing Element and Fair Share Plan

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 |
|------------------------|---------|---------|---------|-----------------------------|-----------------------------|
| City of Hoboken | 38,577 | 50,005 | 60,419 | +29.6% | +20.8% |
| Hudson County | 608,975 | 634,266 | 724,854 | +4.2% | +5.9% |

Source: 2020, 2010, 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 |
|------------------------|-------------------------|---------------------------|---------------|----------------------------------|-------------------------------|
| City of Hoboken | 27,654 | 2.04 | 31.9 | 5.8% | \$176,943 |
| Hudson County | 295,552 | 2.38 | 35.8 | 12.4% | \$90,032 |
| New Jersey | 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.

City of Hoboken | Housing Element and Fair Share Plan

Table 3: Population by Age and Sex, 2023

| | Number | Percent |
|---|----------------|---------------|
| Sex | | |
| Male | 28,928 | 49.6% |
| Female | 29,412 | 50.4% |
| Total Population (Hoboken) | 58,340 | 100.0% |
| Male | 354,747 | 49.9% |
| Female | 355,731 | 50.1% |
| Total Population (Hudson County) | 710,478 | 100.0% |
| Pre-School Age | | |
| Under 5 Years (Hoboken) | 4,278 | 7.3% |
| Under 5 Years (Hudson County) | 45,876 | 6.5% |
| School Age | | |
| 5 to 9 Years | 2,357 | 4.0% |
| 10 to 14 Years | 1,418 | 2.4% |
| 15 to 19 Years | 2,255 | 3.9% |
| Total (Hoboken) | 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% |
| Total (Hudson County) | 109,792 | 15.4% |
| Working Age | | |
| 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% |
| Total (Hoboken) | 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% |
| Total (Hudson County) | 466,393 | 65.6% |
| Senior Age | | |
| 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

City of Hoboken | Housing Element and Fair Share Plan

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 |
|--|---------------|---------------|
| I. Housing Units (US Census) | | |
| 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% |
| II. Year Structure Built (American Community Survey) | | |
| 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% |
| Total | 29,985 | 100.0% |
| III. Housing Units in Structure (American Community Survey) | | |
| 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% |
| Total | 29,985 | 100.0% |
| IV. Condition of Units (American Community Survey) | | |
| Lacking complete plumbing facilities | 44 | 0.2% |

City of Hoboken | Housing Element and Fair Share Plan

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

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

City of Hoboken | Housing Element and Fair Share Plan

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

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

| | Number | Percent |
|--|---------------|---------------|
| I. Household Type - Relationship | | |
| 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% |
| II. Household Type – Family Households | | |
| 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% |
| Total households | 27,654 | 100.0% |
| Average family size: 2.70 | | |

Source: 2019-2023 American Community Survey Estimates

City of Hoboken | Housing Element and Fair Share Plan

*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 |
|--|--------|---------|
| I. Occupation | | |
| 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% |
| II. Occupation Type by Industry | | |
| 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.

City of Hoboken | Housing Element and Fair Share Plan

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% |
| Median Household Income (Dollars) | \$176,943 | |

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+ |
| Median | 89,100 | 95,450 | 101,800 | 108,150 | 114,500 | 127,200 | 132,300 | 137,400 | 147,600 | 157,800 | 168,000 |
| Moderate | 71,280 | 76,360 | 81,440 | 86,520 | 91,600 | 101,760 | 105,840 | 109,920 | 118,080 | 126,240 | 134,400 |
| Low | 44,550 | 47,725 | 50,900 | 54,075 | 57,250 | 63,600 | 66,150 | 68,700 | 73,800 | 78,900 | 84,000 |
| Very Low | 26,730 | 28,635 | 30,540 | 32,445 | 34,350 | 38,160 | 39,690 | 41,220 | 44,280 | 47,340 | 50,400 |
| Maximum Annual Increase Permitted | | | | | | | | | | | |
| 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."

City of Hoboken | Housing Element and Fair Share Plan

Table 10: Hoboken Housing Occupancy and Vacancy, 2023

| | # of Housing Units | Percent |
|---|--------------------|---------|
| I. Type of Occupancy | | |
| Owner Occupied | 9,421 | 34.1% |
| Renter Occupied | 18,233 | 65.9% |
| Total Occupied | 27,654 | 100.0% |
| Total Occupancy Rate: 92.2% | | |
| II. Type of Vacancy | | |
| 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% |
| Total Units | 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.

City of Hoboken | Housing Element and Fair Share Plan

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

| Monthly Owner Costs | Number of Housing Units | Percent |
|---|-------------------------|---------------|
| I. Housing Units with a Mortgage | | |
| 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% |
| Total | 7,317 | 100.0% |
| Median SMOC = \$4,000+ | | |
| II. Housing Units without a Mortgage | | |
| 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% |
| Total | 2,104 | 100.0% |
| 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 |
|---|----------------------------|---------------|
| Less than \$500 | 1,204 | 6.7% |
| \$500 to \$999 | 936 | 5.2% |
| \$1,000 to \$1,499 | 1,372 | 7.6% |
| \$1,500 to \$1,999 | 1,964 | 10.9% |
| \$2,000 to \$2,499 | 2,173 | 12.1% |
| \$2,500 to \$2,999 | 2,135 | 11.8% |
| \$3,000 or more | 8,242 | 45.7% |
| Median rent: \$2,819 | | |
| Total occupied units paying rent | 18,026 | 100.0% |
| No paid rent | 207 | n/a |

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

City of Hoboken | Housing Element and Fair Share Plan

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 |
|--|--------------------|---------------|
| I. Housing Units (Households) with a Mortgage | | |
| 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% |
| Total | 7,317 | 100.0% |
| II. Housing Units (Households) without a Mortgage | | |
| Less than 10% | 906 | 43.1% |
| 10% to 20% | 543 | 25.8% |
| 20% to 30% | 397 | 18.9% |
| 30% or more | 224 | 10.6% |
| Total | 2,104 | 100.0% |

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 11th 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

City of Hoboken | Housing Element and Fair Share Plan

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

City of Hoboken | Housing Element and Fair Share Plan

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

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

City of Hoboken | Housing Element and Fair Share Plan

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

Attachment: 20250611_FINAL_HEFSP_signed (Resolution to Endorse Housing Element and Fair Share Plan)

City of Hoboken | Housing Element and Fair Share Plan

| | | | |
|---|-----|----------------|---|
| Site 16*: 1200 Madison Street (Block 106, Lot 1) | 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>) |
| Site 17*: 1300 Jefferson Street (Block 112, Lot 1) | 20 | Family, Rental | RDA Approval 8/10/2020, Amended RDA Approval 1/13/2021, PB Approval 5/2/2023 |
| SUBTOTAL | 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 | | | | | |
|---|---------------|--------------|--------------|--------------|--------------|
| Site 1: 38 Jackson Street | Studio | 1 bed | 2 bed | 3 bed | Total |
| Very low | 0 | 0 | 0 | 0 | 0 |
| Low | 0 | 1 | 3 | 2 | 6 |
| Moderate | 0 | 1 | 3 | 1 | 5 |
| Total | 0 | 2 | 6 | 3 | 11 |
| Site 2: 931 Madison Street | Studio | 1 bed | 2 bed | 3 bed | Total |
| Very low | 0 | 0 | 0 | 0 | 0 |
| Low | 0 | 0 | 1 | 1 | 2 |
| Moderate | 0 | 1 | 1 | 0 | 2 |
| Total | 0 | 1 | 2 | 1 | 4 |
| Site 3: 303 Madison Street | Studio | 1 bed | 2 bed | 3 bed | Total |
| Very low | 0 | 1 | 0 | 0 | 1 |
| Low | 0 | 0 | 1 | 0 | 1 |
| Moderate | 0 | 0 | 1 | 1 | 2 |
| Total | 0 | 1 | 2 | 1 | 4 |
| Site 4: 1404 Willow Avenue | Studio | 1 bed | 2 bed | 3 bed | Total |
| Very low | 0 | 0 | 1 | 0 | 1 |
| Low | 1 | 0 | 1 | 1 | 3 |
| Moderate | 0 | 0 | 1 | 0 | 1 |
| Total | 1 | 0 | 3 | 1 | 5 |
| Site 5: | Studio | 1 bed | 2 bed | 3 bed | Total |

City of Hoboken | Housing Element and Fair Share Plan

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

City of Hoboken | Housing Element and Fair Share Plan

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

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

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

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

City of Hoboken | Housing Element and Fair Share Plan

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.

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.

City of Hoboken | Housing Element and Fair Share Plan

| Unit Summary by Status | |
|--|------------|
| Approved Units | 392 |
| Proposed Units | 192 |
| Units Pending Litigation | 42 |
| Estimated Units from Adopted Redevelopment Plans | 100 |
| TOTAL | 726 |

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.

City of Hoboken | Housing Element and Fair Share Plan

☒ **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, 15th, and 16th 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

City of Hoboken | Housing Element and Fair Share Plan

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, 3rd 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, 15th, 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, 15th, 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, 15th, 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 properly as follows:

- On or before February 1st 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.

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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.

**A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: 6/16/2025**

A handwritten signature in black ink, appearing to read "James J. Scaria", written over a horizontal line.

CITY CLERK

SPONSORED BY: 
SECONDED BY: **CITY OF HOBOKEN
RESOLUTION NO.:****RESOLUTION ADOPTING FOURTH ROUND SPENDING PLAN**

1. **WHEREAS**, in accordance with the Mount Laurel Doctrine every municipality has a constitutional obligation to create a realistic opportunity for producing a fair share of the regional present and prospective need for housing low and moderate income families; and,
2. **WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, et al.); and,
3. **WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and,
4. **WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and,
5. **WHEREAS**, the Governing Body of the City of Hoboken ("City") adopted a resolution on January 22, 2025, identifying its present need obligation as 126 units and prospective need obligation as 0 affordable units for the Fourth Round; and,
6. **WHEREAS**, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the City filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Hudson County, entitled In the Matter of the Application of the City of Hoboken, County of Hudson, State of New Jersey, Docket No. HUD-L-314-25 on January 24, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and,
7. **WHEREAS**, the City of Hoboken Planning Board ("Board") adopted the HEFSP, entitled "Housing Element & Fair Share Plan 2025" prepared by the City's planner, dated May 19, 2025 (the "Fourth Round HEFSP"), as an amendment to the City's Master Plan on June 10, 2025; and,

8. **WHEREAS**, the Fourth Round HEFSP includes a Fourth Round Spending Plan component, pursuant to the FHA and Directive #14-24, which project anticipated revenues to the City's Affordable Housing Trust Fund, and describes estimated expenditures of funds to address its fair share obligations as set forth in the Fair Share plan and which specifically establishes that the expenditure of funds contemplated in the Fourth Round Spending Plan constitute a commitment for expenditure pursuant to N.J.S.A. 52:27D-329.2.d, with the four year time period beginning to run with the date of collection of the funds, as such time may be extended by virtue of the date of the Superior Court's approval of this Fourth Round Spending Plan; and,
9. **WHEREAS**, the Governing Body of the City of Hoboken has reviewed the Fourth Round Affordable Housing Spending Plan appended to the Fourth Round HEFSP adopted by the Board on June 10, 2025, and wishes to adopt said plan.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Hoboken, in the County of Hudson, and State of New Jersey, hereby adopts the Affordable Housing Spending Plan prepared by the City's planner; and,

BE IT FURTHER RESOLVED by the Governing Body of the City of Hoboken, in the County of Hudson, and State of New Jersey, that this resolution shall take effect immediately.

Meeting Date: June 16, 2025

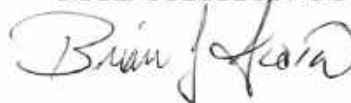
APPROVED:



**CALEB STRATTON
BUSINESS ADMINISTRATOR**

APPROVED AS TO FORM:

**BRIAN ALOIA, ESQ.
CORPORATION COUNSEL**



| ✓ Vote Record - CC - Resolution | | | | | |
|---|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | Yes/Aye | No/Nay | Abstain/Alternate | Absent |
| <input type="checkbox"/> Adopted <input type="checkbox"/> Denied <input type="checkbox"/> Carried | Phil Cohen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tiffanie Fisher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| | Paul Presinzano | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| | Michael Russo | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | James Doyle | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

CITY OF HOBOKEN SPENDING PLAN

INTRODUCTION

On November 9, 2020, the Superior Court approved the City's mandatory development fee ordinance. The ordinance includes residential development fees in the amount of 1.5% of the equalized assessed value of residential development (and 6% of equalized assessed value for residential development requiring a density variance) and nonresidential development fees in the amount of 2.5% of the equalized assessed value of nonresidential development.

As of April 1, 2025, Hoboken had collected a total of \$1,928,794.12 in development fees, interest, and other income. It had spent \$313,459.77 in development fees on new construction projects and administrative costs. All development fees, payments in lieu of constructing affordable units on site, other income, and interest generated by the fees are deposited in one separate interest-bearing account dedicated toward the creation of affordable housing (the "Affordable Housing Trust Fund"). These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

This Spending Plan is submitted to the Superior Court of New Jersey for approval to expend Affordable Housing Trust Fund monies that will contribute to the rehabilitation and/or creation of affordable housing dwellings. Additionally, the City will expend funds on affordability assistance, including expenditures to create very-low income units or to render existing units more affordable, and toward administrative expenses.

REVENUES FOR CERTIFICATION PERIOD

To calculate the projection of revenue anticipated during the period of Third Round Judgement of Repose (July 1, 2025 to July 1, 2035), Hoboken considered the following:

(a) Development fees: \$2,500,000

Residential and non-residential projects which have had development fees imposed upon them, either at time of preliminary or final site plan approval or at time of zoning permit, including future development that is likely to occur based on historical rates of development and development fee collection.

(b) Payment in lieu (PIL): \$0

Actual and committed payments in lieu of construction from developers. The City does not anticipate receiving payments-in-lieu of construction during the Fourth Round.

(c) Other funding sources: \$0

Funds from other sources include but are not limited to the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units. All monies in the Affordable Housing Trust Fund are anticipated to come from development fees and interest, the City does not anticipate future funds from this category.

(d) Projected interest: \$200,000

Based on interest earned in previous years and projected rates of development fee revenue, the City anticipates collecting \$200,000 in interest during the Fourth Round.

This Spending Plan outlines the anticipated revenue to be generated from development fees and interest. Hoboken City projects a subtotal of \$2,700,000 to be collected between July 1, 2025 and July 1, 2035 including interest, to be used for affordable housing purposes. The total, after adding the current balance in the Trust Fund, is projected to be **\$4,315,334.35**. All interest earned shall accrue to the municipal Affordable Housing Trust Fund account to be used only for the purposes of affordable housing.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the City:

1. Collection of development fee revenues:

All collection of development fee revenues shall be consistent with local regulations for both residential and non-residential developments (Chapter 65B of the Municipal Code) and in accordance with N.J.S.A 40:55D-8.1 through 8.7.

2. Distribution of development fee revenues:

The City's Department of Community Development will accept requests for the distribution of development fee revenues and make a recommendation to the governing body in compliance with this Spending Plan, the adopted Housing Element and Fair Share plan, the adopted Rehabilitation Program Manual and the adopted Affordability Assistance Program Manual. The governing body may hear and decide upon a request for development fee revenues for the purpose of rehabilitating and/or creating affordable housing. The governing body will review the request and the Department of Community Development's recommendation for consistency with the Spending Plan and if applicable adopt the recommendation by resolution.

The release of funds requires the adoption of the governing body resolution. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the municipal Affordable Housing Trust Fund for the specific use approved in the governing body resolution.

On July 1 of each year, the City shall post on its municipal website, with a copy provided to Fair Share Housing Center and the Department of Community Affairs, an annual Affordable Housing Trust Fund accounting report that shall detail all expenditures from and deposits into the City's Affordable Housing Trust Fund and a summary of revised totals in the Trust Fund, including the amount and purpose of the expenditures and the amount and source of the deposits.

DESCRIPTION OF ANTICIPATED USE OF FUNDS

Hoboken Housing Authority Redevelopment Plan: \$1,000,000

The City of Hoboken, the Hoboken Housing Authority, and other local partners have been collaborating on a years-long effort to redevelop the HHA campus in a multi-phase approach that minimizes displacement or temporary relocation of existing residents. The City anticipates significant costs associated with environmental review, right-of-way improvements, and other improvements in the planning, negotiation, and implementation of the Redevelopment Plan, that may not be financially feasible for a designated redeveloper to cover in a 100% affordable/subsidized development project.

Housing Improvement Program: \$300,000

Following the Court approval of the City's Spending Plan, an appendix to its 2023 Housing Element and Fair Share Plan, the City established its citywide Housing Improvement Program (or Rehab Program) to dedicate funds towards capital improvements necessary to bring units occupied by low and moderate income households into compliance with applicable building code. To date, the City has experienced some difficulty in attracting qualified property owners, or those with tenants who would qualify, even with a maximum of \$24,000 available per unit.

The City of Hoboken has a 126-unit rehabilitation obligation and while the obligation is being satisfied through the construction of new affordable housing development, the City has also implemented its Housing Improvement Program. All rehabilitated units will comply with the definition of a substandard units 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 building wide systems and individual systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural

systems. All rehabilitated units shall be occupied by very-low, low-, or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction prior to the issuance of any CO and upon completion of any necessary rehabilitation of the subject site. The City anticipates the commitment of approximately \$20,000 per unit for rehabilitation of low- and moderate-income households. It is anticipated that approximately 15 units will be rehabilitated during the Fourth Round.

Affordability Assistance Program: \$1,305,670.70

The City is required to spend a minimum of 30 percent of development fee revenue to render affordable units more affordable and at least one-third of that amount must be dedicated to very low-income households or to create very low-income units (i.e. households with incomes less than 30 percent of the Area Median Income for Region 1). The actual affordability assistance minimums should be calculated based on actual revenues.

| Projected Minimum Affordability Assistance Program Requirement | | |
|---|----------|----------------|
| Actual Development Fees Collected through 4/1/2025 | + | \$1,221,144.92 |
| Actual Interest earned through 4/1/2025 | + | \$135,649.18 |
| Other income | + | \$572,000.02 |
| Projected development fees 2025-2035 | + | \$2,500,000.00 |
| Projected interest 2025-2035 | + | \$200,000.00 |
| Less Housing Activity Expenditures per N.J.A.C. 5:93-8.16(c) including new construction | - | \$276,558.46 |
| Total | = | \$4,352,235.66 |
| Affordability Assistance Requirement | X 0.30 = | \$1,305,670.70 |
| Very Low Income Requirement | / 3 = | \$435,223.57 |

Based on collected development fees, other income, interest accrued, expenditures/encumbrances, and projected revenues and interest, the City must dedicate a minimum of 30% of revenues, which is anticipated to be \$1,305,670.70 from the Affordable Housing Trust Fund to render units more affordable in accordance with the City's adopted Affordability Assistance Program Manual. Furthermore, \$435,223.57 of funds must be dedicated to render units more affordable to households with incomes at 30% or less of Area Median income for Region 1. Please refer to the Affordability Assistance Program Manual provided as an appendix to the Spending Plan for details as to how funds are anticipated to be used. The Affordability Assistance Program Manual was most recently amended by the City Council on November 13, 2023, and may be further amended in accordance with the City's adopted Affordable Housing Ordinance and approved Spending Plan. It may use a variety of vehicles to do this including but not limited to the following:

- Rental assistance
- Down-payment assistance
- Assistance with homeowners' association or condominium fees and special assessments
- Conversion of low-income units to very low-income units or creating new very low-income units

The City will work with its affordable housing providers and Administrative Agent to expand outreach and ensure that new households of very low-, low-, and moderate-income units can take advantage of the Affordability Assistance Program and will work with affordable housing providers to convert low-income units to very low-income units.

Administrative Expenses: \$918,378.56

The City of Hoboken may use Affordable Housing Trust Fund revenue for related administrative costs up to 20% of revenues pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis based on actual revenues.

| Projected Allowed Administrative Expenses | | |
|--|-----------------|---------------------|
| Actual Development Fees Collected through 4/1/2025 | + | \$1,221,144.92 |
| Actual Interest earned through 4/1/2025 | + | \$135,649.18 |
| Other income | + | \$572,000.02 |
| Projected development fees 2025-2035 | + | \$2,500,000.00 |
| Projected interest 2025-2035 | + | \$200,000.00 |
| Admin expenditures through 4/1/2025 | - | \$36,901.31 |
| Total | = | \$4,591,892.81 |
| Projected Allowed Administrative Expenses | X 0.20 = | \$918,378.56 |

Hoboken projects that \$918,387.56 may be available from the Affordable Housing Trust Fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20% cap, are as follows:

- Administrative Agent expenses including affirmative marketing, income qualifications of households, administration of the City's affordable housing waitlists
- Attorney and planner fees related to plan preparation and implementation, and to obtaining Judgement of Compliance and Repose
- Administration costs related to the Housing Improvement Program, Affordability Assistance Program, extension of expiring controls, and municipally-sponsored new construction

New Construction 100% Affordable Housing: \$791,285.09

The City may spend up to \$791,285.09 of its Trust Fund towards new construction projects that are 100% affordable. These projects may include but are not limited to: the 36-unit affordable senior housing development at 259 11th Street (aka 1033 Willow Avenue) which was approved by the Zoning Board of Adjustment on September 24, 2024, and a 10-unit affordable housing development and food pantry at 122 Adams Street, which was approved by the Zoning Board of Adjustment on January 21, 2025. These expenditures may cover construction costs, architectural/engineering fees, application fees, or other costs related to the construction of these projects.

EXPENDITURE SCHEDULE

The City intends to use Affordable Housing Trust Fund revenues for its Housing Improvement Program, Affordability Assistance Program, municipally-sponsored 100% affordable housing construction projects such as 1033 Willow Ave and 122 Adams Street, and administrative expenses. Additionally, this expenditure schedule meets the requirement that Trust Fund revenues are expended within four years of their collection.

| Program | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| HHA | - | \$100k | \$100k | \$100k | \$100k | \$100k | \$100k | \$100k | \$100k | \$100k | \$100k | \$1m |
| Rehab | \$15k | \$30k | \$30k | \$30k | \$30k | \$30k | \$30k | \$30k | \$30k | \$30k | \$15k | \$300k |
| AAP | \$65k | \$130k | \$130k | \$130k | \$130k | \$130k | \$130k | \$130k | \$130k | \$130k | \$65k | \$1.3m |
| Admin | \$45.9K | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$91.8k | \$45.9k | \$918k |
| 100% Aff | \$39.5k | \$79k | \$79k | \$79k | \$79k | \$79k | \$79k | \$79k | \$79k | \$79k | \$39.5k | \$791k |
| Total | \$165.4k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$430.8k | \$265.4k | \$4.315m |

EXCESS OR SHORTFALL OF FUNDS

In accordance with NJAC 5:93-5.1(c)6, if a shortfall of anticipated revenues occurs to implement the affordable housing compliance plan, Hoboken will utilize alternate funding sources to satisfy the gap in funding. If funds exceed projected expenditures, the City will devote any excess funds to the rehabilitation program, the 100% municipally sponsored affordable housing projects and/or additional affordability assistance above the 30% minimum requirement. Alternatively, the City reserves the opportunity to amend its Housing Element and Fair Share Plan, as well as this Spending Plan, to create additional affordable housing opportunities in which to spend the excess funding.

SUMMARY

The City of Hoboken intends to spend Affordable Housing Trust Fund revenues pursuant to the regulations governing such funds and consistent with the housing programs outlined in the 2025 Fourth Round Housing Element and Fair Share Plan and with this Spending Plan.

As of April 1, 2025

+ Development fees collected: \$1,221,144.92

+ Interest accrued: \$135,649.18

+ Other contributions: \$572,000.02

- Expenditures: \$313,459.77

- Administrative costs: \$36,901.31
- New construction costs (1033 Willow Ave): \$276,558.46

= Balance: \$1,615,334.35

+ Projected development fee collections 2025-2035: \$2,500,000

+ Projected interest accrued 2025-2035: \$200,000

= Sum of balance and project collections/interest (SB1): \$4,315,334.35


- Projected expenditures 2025-2035 (PE1):

| Program | Requirement | Amount |
|---|---------------------|----------------|
| Hoboken Housing Authority Redevelopment | - | \$1,000,000 |
| Housing Improvement Program | - | \$300,000 |
| Affordability Assistance Program | Min. 30% of revenue | \$1,305,670.70 |
| Administrative Expenses | Max. 20% of revenue | \$918,378.56 |
| 100% Affordable Projects | - | \$791,285.09 |
| Total | - | \$4,315,334.35 |

= Projected balance 2035: \$4,315,334.35 (SB1) - \$4,315,334.35 (PE1) = \$0.00

APPENDIX A – City of Hoboken Affordability Assistance Program Manual

**A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: 6/16/2025**

A handwritten signature in black ink, appearing to read "James J. Scuria", written over a horizontal line.

CITY CLERK

SPONSORED BY: 
SECONDED BY: **CITY OF HOBOKEN
RESOLUTION NO.:****RESOLUTION OF INTENT TO BOND IN THE EVENT THAT THERE IS
A SHORTFALL IN FUNDING TO EFFECTUATE CERTAIN
AFFORDABLE HOUSING MECHANISMS IN ITS FOURTH ROUND
HOUSING ELEMENT AND FAIR SHARE PLAN**

1. **WHEREAS**, the Governing Body of the City of Hoboken desires to create a realistic opportunity for the creation of affordable housing within the City; and,
2. **WHEREAS**, the City voluntarily brought a timely declaratory judgment action pursuant to the procedures set forth by Administrative Directive #14-24 seeking approval of a Housing Element and Fair Share Plan that satisfied the City's obligation to provide for its fair share of the regional need of low- and moderate-income housing; and,
3. **WHEREAS**, the City of Hoboken Planning Board has adopted a Fourth Round Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq., which addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act; and,
4. **WHEREAS**, the Fourth Round Housing Element and Fair Share Plan provides for expenditures to fund and support its affordable housing mechanisms; and,
5. **WHEREAS**, the City has adopted a Development Fee Ordinance in order to generate revenue for the City's Affordable Housing Trust Fund; and,
6. **WHEREAS**, the City of Hoboken anticipates that monies collected and deposited in the Affordable Housing Trust Fund, along with other permitted funding sources, will be sufficient to effectuate the above-referenced mechanisms; and,
7. **WHEREAS**, the City of Hoboken is committed to securing approval of its Fourth Round Housing Element and Fair Share Plan; and,
8. **WHEREAS**, the City of Hoboken acknowledges the affordable housing rules and regulations that provide that, although utilization of a mandatory development fee ordinance is an appropriate mechanism to raise money for the purpose of off-setting the expenses incurred in connection with the Housing Element and Fair Share Plan, there must be an alternative funding source in the event that insufficient monies are derived from the mandatory development fee ordinance or other resources, or the funds are not received in a timely fashion, for the purpose of effectuating the 100 percent (100%) affordable housing mechanism; and,
9. **WHEREAS**, the City of Hoboken wishes to express its commitment to cover such

funding shortfalls and to fully implement the mechanisms set forth in its Fourth Round Housing Element and Fair Share Plan through bonding or other lawful means.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Hoboken, in the County of Hudson, State of New Jersey, that it does hereby confirm its intent that in the event that the projected funding from the mandatory development fee ordinance the City has adopted is insufficient to complete the aforementioned affordable housing mechanisms, it is the intention of the Governing Body of the City of Hoboken to adopt appropriate bond ordinances in order to provide the requisite funding in an appropriate time frame.

Meeting Date: June 16, 2025

APPROVED:



**CALEB STRATTON
BUSINESS ADMINISTRATOR**

APPROVED AS TO FORM:

**BRIAN ALOIA, ESQ.
CORPORATION COUNSEL**



| ✓ Vote Record - CC - Resolution | | | | | |
|---|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | Yes/Aye | No/Nay | Abstain/Alternate | Absent |
| <input type="checkbox"/> Adopted <input type="checkbox"/> Denied <input type="checkbox"/> Carried | Phil Cohen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tiffany Fisher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Emily Jabbour | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| | Michael Russo | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | James Doyle | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON: 6/16/2025**

A handwritten signature in black ink, appearing to read "James J. Sorensen", written over a horizontal line.

CITY CLERK

