



2026 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG) Program

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Executive Summary

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

1. Introduction

The City of Hoboken has prepared the HUD Community Development Block Grant (CDBG) Program Year 2026 Annual Action Plan, which covers the second-year goals described in the City's 2025-2029 Consolidated Plan. The Annual Action Plan identifies the activities to be funded with CDBG funds to be received from the U.S. Department of Housing and Urban Development for Program Year 2026. The City of Hoboken has been allocated \$986,441.00 from CDBG funds in Program Year 2026.

2. Summarize the objectives and outcomes identified in the Plan

The City has been awarded \$986,441.00 in Community Development Block Grant funding for FY 2026. The City has selected the following projects for funding from its 2026 Community Development Block Grant annual allocation. This does not include Administrative Costs budgeted at \$97,288.20.

1. Hoboken Shelter – Public Services - \$42,500.00
2. Act Now Foundation – Public Services - \$10,000.00
3. Hoboken Public Education Foundation – Public Services - \$10,000.00
4. Community Lifestyle – Public Services - \$35,466.15
5. Hoboken Family Planning – Public Services - \$10,000.00
6. Hoboken Community Center – Public Services - \$10,000.00
7. Lunch Time Ministry – Public Services - \$10,000.00
8. Street Life Ministry - Public Services - \$10,000.00
9. United Children’s Music Project - Public Services - \$10,000.00
10. Boys & Girls Club/HoLa – Public Facilities - \$30,000.00
11. Hoboken Community Center – Public Facilities - \$50,000.00
12. Hoboken Housing Authority HVAC Improvements – Public Facilities - \$401,186.65
13. Hoboken Housing Authority Monroe Gardens Parking Gates – Public Facilities - \$190,000.00
14. City of Hoboken Multi-Service Center HVAC Improvements – Public Facilities - \$70,000.00

3. Evaluation of past performance

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

The City has been receiving assistance directly from HUD under the CDBG program as an "entitlement community" since 2015. The City has continued to be able to reach the stated goals and complete all but a few remaining projects. The City's relatively high-level of success suggests its approach to relying

heavily on partner organizations (i.e., Hoboken Housing Authority, local nonprofits) will continue to pay dividends in the coming five years.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City followed procedures from its Citizen Participation Plan in preparing the Program Year 2026 Annual Action Plan, advertising the amount of annual financial assistance expected from HUD and the range of activities to be undertaken by the City with allocated funds.

The City conducted a CDBG Annual Action Plan Public Meeting on February 5, 2026, to solicit comments and feedback from the public about how to allocate PY 2026 CDBG funds. A public notice for this meeting was published in the Jersey Journal and El Especialito. City staff presented an overview of the CDBG program and discussed the overall performance of the program. The slides available at that hearing are included in the Unique Appendices Annual Action Plan. No members of the public attended the hearing.

The draft Annual Action Plan was made available for a 30-day public comment period on April 28, 2026, public notice in the Jersey Journal and El Especialito. A second public hearing was held on May 26, 2026, to review the draft Plan and solicit feedback from the public. No members of the public attended.

5. Summary of public comments

No comments were received during the public comment period or public hearings.

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

All comments were accepted.

7. Summary

The City prepared this Plan in accordance with all applicable Community Development Block Grant Program regulations and the provisions outlined in its Citizen Participation Plan.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The 2026 Action Plan is prepared by the City’s of Hoboken’s Department of Community Development. Assistance was provided by Triad Associates (Vineland, NJ).

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Priority Needs and Goals of this Annual Action Plan were largely informed by the recently completed 2025-2029 Consolidated Plan. Consultations specific to this Annual Action Plan included regular conversations with local nonprofits serving the community and City officials, including the Office of Emergency Management, Hoboken Public Schools and the Hoboken Housing Authority.

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

Since the City began receiving funding directly from the CDBG program in 2015 when it became an entitlement community, there has been a strongly relationship between the City and the Hoboken Housing Authority. In fact, a large percentage of the City's allocation has traditionally been dedicated to projects at the Housing Authority. The City also works very closely with organizations providing health, mental health and other services as evidenced by the significant amount funding provided to organizations such as Hoboken Family Planning and the Hoboken Community Center.

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Hoboken Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City enjoys a strong relationship with the Hoboken Housing Authority as evidenced by the annual allocations to help address capital needs. The HHA was consulted numerous times over the course of 2026 to continually assess needs.
2	Agency/Group/Organization	The City of Hoboken
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Several Departments and public officials in the City of Hoboken were regularly consulted on the development of this Plan. The City's CDBG program consulted with the Office of Emergency Management. Several elected officials make up the City's "CDBG Subcommittee," where proposed projects are vetted and selected for funding in the Annual Action Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from consultation.

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

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

Table 3 - Other local / regional / federal planning efforts

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AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City followed its Citizen Participation Plan (updated in 2020) to solicit the feedback and input of Hoboken residents. An initial public hearing was held on February 5, 2026, at Hoboken City Hall. In addition to providing an overview of the CDBG program, the hearing also explained the City's competitive application process for local nonprofits. No members of the public were in attendance.

A second public hearing was held on May 26, 2026. All public hearing notices were posted in the Jersey Journal and El Especialito Hudson newspapers. The City also included the hearings on its community calendar and used its push notification system to promote the hearings. Evidence of the public meetings can be found attached to this Plan.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The City held an in-person public hearing at Hoboken City Hall on February 5, 2026. No members of the public were in attendance.	No comments were received.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/ broad community Residents of Public and Assisted Housing	The City held an in-person public hearing at Hoboken City Hall on May 26, 2026.	Not applicable.	Not applicable.	
3	Public Meeting	Non-targeted/ broad community	City Council Community Development South subcommittee	A summary of the comments received is appended to this Plan.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Website	Non-targeted/ broad community	The City maintains a website specifically to share documentation and reports concerning the planning and administration of the City's CDBG program.	No comments were received.	N/A	https://www.hobokennj.gov/resources/community-development-block-grant-program

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Hoboken has been allocated \$986,441.00 by the US Department of Housing & Urban Development for Program Year 2026 (July 1, 2026 thru June 30, 2027). The City does not anticipate any activities to generate program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	986,441.00	0	0	986,441.00	2,959,323.00	The expected amount available for the remainder of the Con Plan is the 2026 allocation times three.

Table 5 - Expected Resources – Priority Table

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

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

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

The City of Hoboken regularly invests in publicly owned properties with its CDBG allocation. The Hoboken Multi-Service Center is home to several CDBG-funded public service projects. In addition, the

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Hoboken Housing Authority is regularly assisted by the CDBG program for modernization and improvement.

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Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New and Expanding Programs and Services	2025	2029	Homeless Non-Housing Community Development	City of Hoboken	Programs and Services	CDBG: \$147,966.15	Public service activities other than Low/Moderate Income Housing Benefit: 1515 Persons Assisted
2	Improvement of Public Spaces & Facilities	2025	2029	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Hoboken	Improvement of Public Places and Facilities	CDBG: \$150,000.00	Public Facility or Infrastructure Activities not for Low/Moderate Income Housing Benefit: 3
3	Planning and Administration	2025	2029	Program Administration	City of Hoboken	Program Administration	CDBG: \$97,288.20	Other: 1
4	Maintain Affordable Housing	2025	2029	Affordable Housing Public Housing	City of Hoboken	Affordable Housing Investments	CDBG: \$591,186.65	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 999 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	Goal Name	New and Expanding Programs and Services
	Goal Description	The City will continue to invest the maximum allowable portion of the CDBG allocation into new and existing public service programs in the City.
2	Goal Name	Improvement of Public Spaces & Facilities
	Goal Description	The City will invest facade improvements of the building owned and operated by a local nonprofit providing important community services.
3	Goal Name	Planning and Administration
	Goal Description	Planning and administration of the CDBG Program.
4	Goal Name	Maintain Affordable Housing
	Goal Description	This goal supports the investment of funding to preserve and modernize existing affordable housing in the City.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Hoboken has been allocated \$986,441.00 in PY2026 CDBG entitlement funding. The vast majority of the 2026 CDBG funding was awarded through a competitive application process. Local nonprofits completed a detailed application describing their project, including a detailed budget. Each application was scored by a team of reviewers, and the results of that process were shared with the City's CDBG Subcommittee made up of City staff and elected officials.

#	Project Name
1	Hoboken Shelter
2	Act Now Foundation
3	Hoboken Public Education Foundation
4	Community Lifestyle
5	Hoboken Family Planning
6	Hoboken Community Center
7	Lunch Time Ministry
8	Street Life Ministry
9	United Children’s Music Project
10	Boys & Girls Club/HoLa HVAC/Electrical Improvements
11	Hoboken Community Center HVAC Improvements
12	Hoboken Housing Authority Fox Hill Security Improvements
13	Hoboken Housing Authority Monroe Gardens Parking Gates
14	Multi-Service Center HVAC Improvements
15	Planning and Administration

Table 7 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Hoboken Shelter
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$42,500.00
	Description	This proposal is for facility operating costs for The Hoboken Shelter, the only Homeless Shelter and Soup Kitchen in Hoboken serving its community sheltering 50 people nightly and serving meals daily 365 days a year.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Hoboken Shelter serves almost 500 meals daily, provides safe accommodations for 50 adults nightly, hosts almost 1,000 showers weekly, & offers the following support services to Shelter Guests, street-dwelling homeless, & the working poor: case management services, drug & alcohol counseling, budget counseling, medication education, vocational support, housing assistance, clothing, linkages to mainstream resources, counseling, job & life skills training, creative arts workshops, emergency homelessness prevention grants, & permanent supportive housing solutions. Approximately 400 persons will be served.
	Location Description	300 Bloomfield Street, Hoboken, NJ 07030
	Planned Activities	The project will assist with rent and utilities at the Shelter.
2	Project Name	Act Now Foundation
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000
	Description	The Alzheimer’s Prevention Education Project (APEP) is a group awareness & educational program focused on Alzheimer’s & related dementia disease prevention and brain health promotion. The program addresses 3 categories of individuals closest to the Alzheimer’s epidemic including seniors, caregivers, and individuals who have been diagnosed with dementia.
	Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	ANF will service 60 unduplicated at least 51% low, very-low and/or extremely low-income seniors in Hoboken (persons or households earning less than 80% of Area Median Income by Family Size).	

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	Location Description	Various locations in Hoboken, including the Hoboken Housing Authority.
	Planned Activities	Each seminar within APEP has customized educational content and delivery methods appropriate for 1 of the 3 critical categories of individuals and is designed with specific outcomes. Group seminars will run 2x per month and cover theoretical, practical, & experiential material. They are pre-scheduled in public & community venues & range between 1-3 hours, depending on the audience & objective.
3	Project Name	Hoboken Public Education Foundation
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000
	Description	SAT/ACT college preparatory program at Hoboken High School.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	HPEF will support minimum of 168 Hoboken High School students with a college prep program to assist low to moderate income students prepare for the SAT and/or ACT.
	Location Description	Hoboken High School, 800 Clinton St. Hoboken, NJ 07030
	Planned Activities	College preparatory classes for Hoboken High School Students.
4	Project Name	Community Lifestyle
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$35,466.15
	Description	To provide a free, 8-week summer camp for at-risk youth from the Hoboken Housing Authority.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program plans to serve 100 youth.
	Location Description	Hoboken Housing Authority, 601 Jackson Street, Hoboken, NJ 07030
	Planned Activities	Food, supplies and staff expenses associated with running a summer camp weekdays from July 1st to August 23rd, 9am to 3pm.
5	Project Name	Hoboken Family Planning - Family Planning, STD Awareness & Treatment Services

	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000
	Description	The goals of this project are: 1) to fund part of the cost to provide high-quality family planning services at our Hoboken Family Planning Clinic during PY26 to a minimum of 100 low- and moderate-income patients who are residents of the City of Hoboken; and 2) to educate approximately 500 additional individuals regarding the signs and risks of Sexually Transmitted Infections (STIs) at STI Awareness Programs that HFP will conduct during the Project Year at partner facilities in Hoboken.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	600 residents of the City of Hoboken are expected to benefit.
	Location Description	124 Grand Street, Hoboken, NJ 07030
	Planned Activities	HFP will provide high-quality family planning services at our Hoboken Clinic during the Project year to a minimum of 100 low- and moderate-income individuals who live in the City of Hoboken and provide STI awareness and education to approximately 500 additional individuals at Programs that HFP will conduct during the Project Year at partners' facilities in Hoboken.
6	Project Name	Hoboken Community Center Personal Care Pantry
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000
	Description	Hoboken Food Pantry and RWJ behavioral health program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program typically serves between 550 households in PY 2026 at its Personal Care Pantry Program.
	Location Description	1301 Washington St, Hoboken, NJ, 07030; 124 Grand St (Multi Service Center); and 221 Jackson St (community room at Hoboken Housing Authority)
	Planned Activities	The purchase of food and personal care products for distribution.
	Project Name	Lunch Time Ministry

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7	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	\$10,000.00
	Description	This funding supports the Program Manager salary and essential food supplies to ensure uninterrupted daily meal service for Hoboken's vulnerable residents.
	Target Date	6/20/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 persons will be served by the Lunch Time Ministry food pantry program.
	Location Description	St. Matthew Trinity Lutheran Church, 57 8th Street, Hoboken, NJ 07030
	Planned Activities	This funding supports the Program Manager salary and essential food supplies to ensure uninterrupted daily meal service for Hoboken's vulnerable residents.
8	Project Name	Street Life Ministry
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000
	Description	Homelessness resource street outreach.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program expects to serve 30 unsheltered homeless in Hoboken.
	Location Description	Various locations in Hoboken where homeless congregate.
	Planned Activities	Street outreach for unsheltered homeless.
9	Project Name	United Children's Music Project
	Target Area	City of Hoboken
	Goals Supported	New and Expanding Programs and Services
	Needs Addressed	Programs and Services
	Funding	CDBG: \$10,000.00

	Description	This initiative will operate July through September 2026 (10 weeks) (within the Community Development Block Grant (CDBG) funding period of July 1, 2026 to June 30, 2027), and will provide at Hoboken’s Jubilee Center (601 Jackson Street) free, structured music instruction to an estimated 50 low- and moderate-income (LMI) youth residing in Hoboken.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	50 persons will benefit from this project.
	Location Description	28 Fulton Street, #2, Weehawken, NJ 07086
	Planned Activities	This initiative will operate July through September 2026 (10 weeks) (within the Community Development Block Grant (CDBG) funding period of July 1, 2026 to June 30, 2027) and will provide at Hoboken’s Jubilee Center (601 Jackson Street) free, structured music instruction to an estimated 50 low- and moderate-income (LMI) youth residing in Hoboken.
10	Project Name	Boys and Girls Club/HoLa HVAC/Electrical Improvements
	Target Area	City of Hoboken
	Goals Supported	Improvement of Public Spaces & Facilities
	Needs Addressed	Improvement of Public Places and Facilities
	Funding	\$30,000.00
	Description	HVAC and electrical improvements to shared facility at 123 Jefferson.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	123 Jefferson St. Hoboken, NJ
	Planned Activities	HVAC and electrical improvements to shared facility at 123 Jefferson.
11	Project Name	Hoboken Community Center HVAC Improvements
	Target Area	City of Hoboken
	Goals Supported	Improvement of Public Spaces & Facilities
	Needs Addressed	Improvement of Public Places and Facilities
	Funding	\$50,000.00
	Description	HVAC improvements at the Hoboken Community Center
	Target Date	6/30/2027

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	Estimate the number and type of families that will benefit from the proposed activities	1: Public Facility
	Location Description	Hoboken Community Center
	Planned Activities	HVAC improvements at the Hoboken Community Center.
11	Project Name	Hoboken Housing Authority Fox Hill Security Improvements
	Target Area	City of Hoboken
	Goals Supported	Maintain Affordable Housing
	Needs Addressed	Affordable Housing Investments
	Funding	CDBG: \$401,186.65
	Description	The Authority proposes to enhance the security in order to address many resident safety reports and concerns. We would like to install security cameras in each corridor, covering each apartment entrance door. In addition, a much-needed replacement of the roof, which is more than 15 years old.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	311 13 th Street, Hoboken, NJ
	Planned Activities	The Authority proposes to enhance the security in order to address many resident safety reports and concerns. We would like to install security cameras in each corridor, covering each apartment entrance door. In addition, a much-needed replacement of the roof, which is more than 15 years old.
12	Project Name	Hoboken Housing Authority Monroe Gardens Parking Gates
	Target Area	City of Hoboken
	Goals Supported	Maintain Affordable Housing
	Needs Addressed	Affordable Housing Investments
	Funding	CDBG: \$190,000.00
	Description	Due to the increase in population in the area, parking has become a challenge for our senior and disabled residents. By installing gates in the two parking areas behind 221 Jackson Street, we can restrict parking to only residents.
	Target Date	6/30/2027

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	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	221 Jackson St, Hoboken, NJ
	Planned Activities	Due to the increase in population in the area, parking has become a challenge for our senior and disabled residents. By installing gates in the two parking areas behind 221 Jackson Street, we can restrict parking to only residents.
13	Project Name	Multi-Service Center HVAC Improvements
	Target Area	City of Hoboken
	Goals Supported	Improvement of Public Spaces & Facilities
	Needs Addressed	Improvement of Public Places and Facilities
	Funding	\$70,000.00
	Description	HVAC improvements at the Multi-Service Center.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	Multi-Service Center, Hoboken, NJ
	Planned Activities	HVAC improvements at the Multi-Service Center.
14	Project Name	Planning and Administration
	Target Area	City of Hoboken
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$97,288.20
	Description	Staff and consulting fees associated with planning and administration of the Program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning and administration costs.

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

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

The City has not opted to geographically direct CDBG funds.

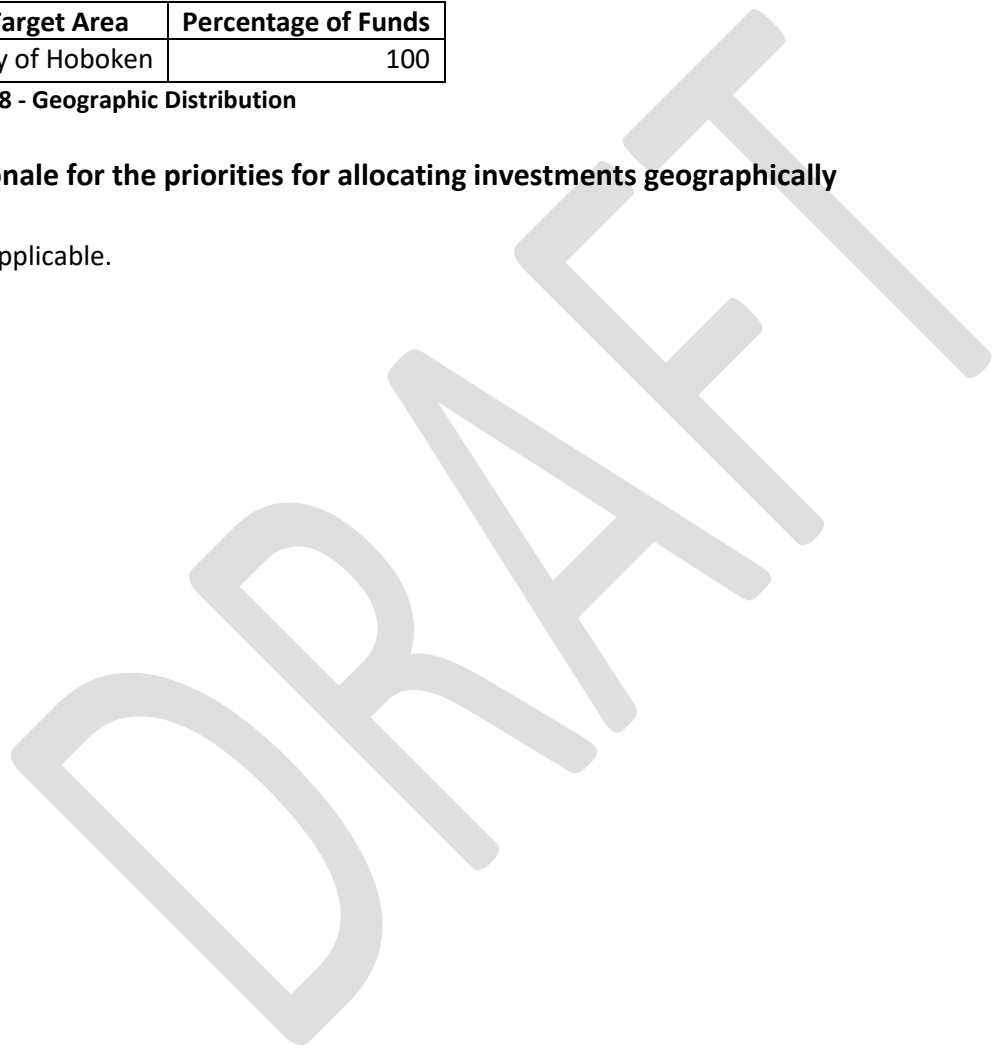
Geographic Distribution

Target Area	Percentage of Funds
City of Hoboken	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.



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

Introduction

The City remains compliant with its constitutional obligation to provide affordable housing. Affordable housing units continue to be developed throughout the City as part of its obligation under the NJ Fair Housing Act.

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

While no existing public policies are recognized as barriers to affordable housing, the City updated its residential zoning to help foster the creation of affordable housing. The City continues to collect fees from the development of market-rate housing and commercial development for its Affordable Housing Trust Fund.

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following actions have been developed to address the specific needs identified in this section.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City continues to heavily invest in the rehabilitation and modernization of the Hoboken Housing Authority. A number of public service activities directly serve those residents as well.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

The City already enjoys a high-level of coordination with public and private housing providers and social service agencies.

Program Specific Requirements

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

Introduction

The following summarizes the data included in this section:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%