



CITY OF HOBOKEN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DRAFT Consolidated Annual Performance Evaluation Report

PUBLIC REVIEW September 10, 2026 through September 25, 2026

The public comment period will be from September 10, 2026 through September 25, 2026. Written comments must be received by the City of Hoboken at the following address on September 25, 2026: City of Hoboken, 94 Washington Street, Hoboken, NJ 07030 and 201-420-2000 ext. 1703, Attention: Cathleen Wolf, Principal Planner, Community Development or via email at cwolf@hobokennj.gov. To be considered for inclusion in the final CAPER, your comments must be received by 5pm on September 25, 2026.

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning July 1, 2025 and ending June 30, 2026 using federal funds granted to the City of Hoboken by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Activities and accomplishments described in this report primarily benefit low- and moderate-income residents of the City of Hoboken, neighborhoods with high concentrations of low- and moderate-income residents, and the City as a whole.

The City of Hoboken received \$1,053,789.00 from CDBG funds in Program Year 2025. In spending \$1,067,790.53 in CDBG funds during the year, including some prior year balances and the final \$50,565.58 of its \$1,232,701 CDBG-CV grant, the City helped provide public services to nearly 2,000 residents, made significant improvements to public housing and upgraded an important recreational facility in a low-mod residential area.

NOTE: Below data does not yet include accomplishments from Housing Authority modernization activities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create and Retain Jobs for Low/Mod Individuals	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	60	0	0.00%			
Improvement of Public Spaces & Facilities	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5000	4400	88.00%	999	4400	440.44%
Maintain Affordable Housing	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	1500	0	0.00%			
New and Expanding Programs and Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	1973	26.31%	1515	1973	130.23%
Planning and Administration	Program Administration	CDBG: \$	Other	Other	5	1	20.00%	1	1	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All CDBG funds spent during the 2025 Program Year went for activities that addressed high priority items identified in the 2025-2029 Consolidated Plan, specifically for services for the homeless, the elderly and youth; for infrastructure improvements benefiting low-mod areas or eligible clientele; and for modernization of public housing.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	961
Black or African American	820
Asian	66
American Indian or American Native	38
Native Hawaiian or Other Pacific Islander	88
Total	1,973
Hispanic	717
Not Hispanic	1,256

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data reported above is taken from an evaluation of each individual activity completed during the 2025 program year. The "Native Hawaiian or Other Pacific Islander" category above is actually the number who identified as Other or Multi-Racial.

Clearly, the Hoboken Community Development Program serves a diverse cross section of the City's population.

NOTE: Above data does not yet include demographics from Housing Authority modernization activities.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,874,019	1,118,356

Table 3 - Resources Made Available**Narrative**

The total above for "Resources Made Available" includes:

\$1,053,789.00 in 2025 CDBG Entitlement grant;

\$769,663.99 in unspent balances from prior years available at the start of the 2025 program year;

\$50,565.58 in unspent balance of CDBG-CV grant available at the start of the 2025 program year.

The Amount Expended total includes:

\$1,067,790.53 of entitlement grants spent during the 2025 program year;

\$50,565.58 of CDBG-CV funds spent during the 2025 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Hoboken	35	60	
Low- and Moderate-Income Areas	65	40	Low- and Moderate-Income Areas as determined by HUD LMI data

Table 4 – Identify the geographic distribution and location of investments**Narrative**

Approximately 40% of 2025 CDBG spending went for a project to improve a recreational facility in a low-mod income residential area. The remaining funds were spent on activities with a citywide benefit.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

As in previous years, the City of Hoboken does not serve as the sole source of funding for any of its recipients/partners. All the housing and social service providers have various streams of funding available to them and in many cases, the funding received from the CDBG program represents a very small portion of their overall budget. The City's investment of 2025 Program Year CDBG funds included projects that leveraged the Federal investment in the Hoboken Housing Authority. The City of Hoboken's CDBG program is not subject to a matching requirement.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Hoboken's sole use of CDBG funds to support affordable housing consisted of assistance to the Hoboken Housing Authority for modernization of its units.

Discuss how these outcomes will impact future annual action plans.

The City's long-standing partnership with the Housing Authority is expected to continue in future Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Hoboken provided nearly \$50,000.00 in 2025 to the Hoboken Shelter for operating expenses, including outreach and assessment work. Additionally, the City of Hoboken provided nearly \$10,000.00 to the Hoboken Community Center during the 2025 Program Year for the Food Pantry Service, which has an assessment and referral component.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted, the City of Hoboken provided nearly \$50,000.00 in 2025 to the Hoboken Shelter for operating expenses, including outreach and assessment work. Additionally, the City of Hoboken provided nearly \$10,000.00 to the Hoboken Community Center during the 2025 Program Year for the Food Pantry Service, which has an assessment and referral component.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Hoboken provided nearly \$10,000.00 to the Hoboken Community Center during the 2025 Program Year for the Food Pantry Service, helping residents reduce household costs.

Other public service agencies that were provided funds in 2025 and serve low-income individuals and families include: Act Now Foundation, Community Lifestyle and Hoboken Public Education Foundation.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's investments into programs serving the homeless population were limited to the activities

described above. All of these programs attempt to prevent or shorten the number of time families and individuals experience homelessness. Neither the City, nor the Hudson County Continuum of Care, is supporting transitional housing projects for the homeless.

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CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City of Hoboken regularly invests a large portion of its entitlement funds into addressing the needs of public housing. In 2025, the majority of CDBG funds expended (just over \$400,000) was allocated for upgrading boilers, generators and security at Housing Authority properties.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public housing residents are involved in the management of the Hoboken Housing Authority, and are encouraged to become a voice for each of their respective apartment complexes. The Hoboken Housing Authority has monthly board meetings in different areas of the City to encourage a wide-ranging participation. All CDBG capital projects are presented at public board meetings. A resolution must be approved by the HHA board to authorize each project.

Actions taken to provide assistance to troubled PHAs

The Hoboken Housing Authority is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Hoboken adopted an Affordable Housing ordinance, Chapter 65A, in 2012. The ordinance promotes and regulates the creation of city-wide affordable housing. The ordinance requires developers seeking a density variance to make at least 10 percent of their housing stock affordable for very-low, and moderate-income families.

The City adopted a guidebook entitled "Administration of Affordable Units: Policies and Procedures Manual" to explain how eligible individuals and families are placed into Hoboken's Affordable Housing units, and to provide instruction for working with developers, property owners and landlords as new affordable units become available.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Many of the City's investments of Program Year 2025 CDBG funds focused on addressing underserved needs. The City carefully evaluates each CDBG proposal for its ability to address an underserved need. Programs that are inundated with a demand for services beyond the organization's capacity to fund the services become highly ranked in the application review process.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City is an active partner in the Hudson County Lead Hazard Reduction Program and Healthy Homes Initiative. The program provides funds to owners of housing with funds to reduce or eliminate hazardous lead paint from their homes. In addition, the Hudson County Division of Health and the Jersey City Health Department both have active lead testing and lead treatment programs. The City of Hoboken actively supports those efforts in ensuring that children and adults are aware of the dangers of lead poisoning. Free blood testing programs are held regularly.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Hoboken provided nearly \$10,000.00 to the Hoboken Community Center during the 2025 Program Year for the Food Pantry Service, which reduces household costs for participants. Other public service agencies that were provided funds in 2025 and serve low-income individuals and families include: Act Now Foundation, Community Lifestyle and the Hoboken Public Education Foundation.

The City's Economic Development efforts also work to attack poverty from the income side by encouraging job opportunities and training for City residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's Department of Community Development is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, the Annual Action Plans, and other documents related to CDBG compliance. To help develop an institutional structure, the City maintains a Policies and Procedures Manual for the administration of CDBG funds.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City uses its citizen participation activities to enhance coordination between public and private housing and social service agencies by involving each of them in the City's efforts to seek community feedback and publish the results.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Hoboken provides residential tenants with access to a free consultation with the City's Tenant Advocate. The Tenant Advocate can provide legal information and guidance concerning landlord-tenant matters, including eviction notices, rent and lease disputes, security deposits, habitability concerns, and other tenancy-related issues.

The service is intended to help tenants understand their rights, evaluate their options, and identify appropriate next steps.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continuously monitors its programs for compliance with HUD requirements with respects to Public Services, Program Administration, and Public Facilities. Each project is reviewed for eligibility in terms of National Objectives and Eligibility requirements as stated in 24 CFR Part 570. The City makes required HUD certifications with regard to fair housing, non-discrimination, employment opportunities, labor compliance, and outreach to minority businesses.

Performance reviews take place through the scrutiny of reports submitted for the expenditure of grant funds. The City also conducts annual periodic remote and on-site monitoring utilizing the "Checklist for Monitoring of a Subrecipient." If monitoring reveals discrepancies or deviations in regards to levels of accomplishments, performance, budget, procurement, progress reports or other special conditions, this will be identified as a "finding." The subrecipient is notified accordingly and remedial action is taken.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A draft of the 2025 CAPER was put on public display from September 10, 2026 through September 25, 2026 for the 15-day public comment period. A public hearing was held on September 24, 2026 to report on the CDBG accomplishments and collect public comments. No comments were received. Public notices for the public hearing and public display of the draft were published on the City's website and in the paper. For additional information, please see the Citizen Participation attachment.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Ongoing assessments of community needs and ongoing successes of the City's CDBG program in addressing those needs suggest that no significant changes are needed in the program's objectives. The program will continue to seek efficient, effective means to provide housing, facilities, and services to our most vulnerable residents.

The City is always looking for ways to improve and ensure the program meets both the requirements of the federal government and those of the local residents.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

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