

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

September 16, 2026

City of Hoboken
94 Washington Street
Hoboken, NJ 07030

These notices satisfy two separate but related procedural requirements for activities to be undertaken by the City of Hoboken via the Housing Authority of the City of Hoboken.

REQUEST FOR RELEASE OF FUNDS

At some point in the fall of 2026, the Housing Authority of the City of Hoboken will submit a request to the U. S. Department of Housing and Urban Development for the approval of the Rental Assistance Demonstration Program and Project-Based Voucher Program, HUD Project No. 900000010449994 for Phase 1 of the City of Hoboken's redevelopment plan for their entire real estate portfolio.

Environmental Assessment (EA)

Project Title: Hoboken Housing Authority Portfolio Redevelopment: Phase 1

Address of Project Site: Parcel A in the redevelopment plan. Parcel A is located at the north end of Block 36, Lot 13 in the area currently used as a parking lot adjacent to Harrison Gardens

Funding Sources: Rental Assistance Demonstration) / Section 18 Blend

Estimated Total Project Cost: \$130 million

The Hoboken Housing Authority (HHA) owns and operates twenty-eight buildings spread between six properties in the City of Hoboken. As is the case with many public housing buildings constructed during the middle of the 20th Century, the structures are aging and need substantial repair and upgrades. The Hoboken Housing Authority's properties house 1,354 apartment units and offer one of the few sources of housing that is affordable to moderate, low, and very low-income households in the City. The HHA will apply to HUD for a RAD (Rental Assistance Demonstration) / Section 18 Blend program to redevelop and reposition its entire portfolio. All existing Housing Authority buildings will be demolished or substantially rehabilitated as part of the redevelopment and 1,520 new units will be constructed in multiple phases. This Environmental Assessment encapsulates the entire RAD (Rental Assistance Demonstration) / Section 18 Blend project, however, each Phase of this Environmental Assessment will have its own ERR identification number. This will allow revisions to be made, if needed for future re- evaluations due to project revisions. It will allow for individual Request for Release of Funds (7015.15) forms as each Phase is finalized and ready for construction

Phase 1, the Housing Authority of the City of Hoboken and RPM DEVELOPMENT, LLC, the Development Partners known jointly as Hoboken Forward One Urban Renewal Associates, LP, proposes to redevelop the Hoboken Housing Authority's Phase 1 Property, known as Parcel A in the redevelopment plan. Parcel A is located at the north end of Block 36, Lot 13 in the area currently used as a parking lot adjacent to Harrison Gardens. By utilizing various financing and programs which may be available, including but not limited to, the U.S. Department of Housing and Urban Development's ("HUD") Rental Assistance Demonstration

("RAD") program and disposition under the Demolition and Disposition of Public Housing under Section 18 ("Section 18") of the U.S. Housing Act of 1937, investor equity raised pursuant to the low-income housing tax credits ("LIHTC") program under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), tax exempt bond financing, and other debt and equity sources.

FINDING OF NO SIGNIFICANT IMPACT

The City of Hoboken has determined that the above project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Hoboken, 94 Washington Street, Hoboken, NJ 07030 and may be examined or copied weekdays from 9:00 a.m. to 4:00 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Hoboken, 94 Washington Street, Hoboken, NJ 07030, Phone: 201-420-2000 ext. 3000, Attention: Christopher Brown, Community Development Director, Email: cbrown@hobokennj.gov. All comments received by October 1, 2026, will be considered by the City of Hoboken prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Hoboken certifies to HUD that Emily B. Jabbour in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Hoboken to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and the City of Hoboken's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- (a) The certification was not executed by the Certifying Officer or other officer of the City of Hoboken.
- (b) The City of Hoboken has omitted a step or failed to make a decision or finding required by HUD regulation at 24 CFR Part 58.
- (c) The grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- (d) Another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58), and shall be addressed to Howard S. Cumme Director, Office of Public Housing of U.S. Department of

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Housing and Urban Development, Newark Field Office, One Newark Center, Newark, NJ 07102 and sent via email to Howard.S.Cumme@hud.gov . Potential objectors should contact HUD to verify the actual last day of the objection period.

Mayor Emily B. Jabbour, City of Hoboken