



**The City of Hoboken
Community Development Block Grant**

**Consolidated Annual Performance Evaluation Report (CAPER)
for Program Year 2016**

(Submitted to HUD on September 28, 2017)

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, 2016 and ending June 30, 2017 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-income and moderate-income residents of the City of Hoboken, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole. The City of Hoboken will receive \$999,784 from CDBG funds in Program Year 2017. The City will also re-program \$35,000 in 2016 Planning and Administration and \$22,424.60 in 2016 Public Facilities funding, for a total of \$57,424.60, into its 2017 funding allocation.

The 2016 Annual Action Plan has been substantially amended to remove the following projects:

- Hob-Art: Bringing Art to the Homeless and Veterans
- Urban Renewal Corp: URC Warming and Cooling Center
- Hoboken Housing Authority: Elevator Modernization

The 2016 Annual Action Plan has been substantially amended to include the following additional projects:

- Hoboken Housing Authority: Security Upgrades at Various HHA Sites
- Hoboken Shelter: Shelter Capital Project 2016

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.

The Five-Year Consolidated Plan for Program Years 2015-2019 and Program Year 2016 Annual Action Plan provide guidelines for selecting

projects and activities to fund during each subsequent program year. The goals identified in the plans, and the anticipated funds are summarized in the table below.

The Source/Amount numbers identified in the below chart were generated by HUD in accordance with a previous allocation.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Program Planning and Administration	Administration	CDBG: \$203,855.60(IDIS) \$75,000(Actual) \$45,000(Closing)*	Other	Other	N/A					
Hoboken Housing Authority Elevator Modernization (2015)	Non-Housing Community Development	CDBG: \$386,250(Actual)	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	162	188	100%	162	188	116.05%
Mama Johnson Field Improvements (2015)	Non-Housing Community Development	CDBG: \$662,530.70(IDIS) \$32,770(IDIS)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2065	0	0%	2065	0	0%

Hoboken Housing Authority Security Upgrades at Various HHA Sites (2016)	Non-Housing Community Development	CDBG: \$740,627.50 (Actual)	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	N/A**	300	0	N/A
Hoboken Shelter Capital Improvements (2015 & 2016)	Non-Housing Community Development	CDBG: \$662,530.70(IDIS) \$338,924.60(Actual 2015) \$146,575.40(Actual 2016)	Homeless Person Overnight Shelter	Persons Assisted	50	0	0%***	50	0	0%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$152,891.70(IDIS) \$163,031.40(Actual)	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	809	161.80%	800	809	101.13%

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

*Program Planning and Administration was initially funded with \$75,000. A total of \$35,000 has been reprogrammed through a Substantial Amendment to the 2016 Annual Action Plan to the 2017 Program Year. The closing amount for the 2016 Program Year is \$45,000.

**Hoboken Housing Authority Elevator Modernization at Various Hoboken Housing Authority Sites has been reprogrammed through a Substantial Amendment to the 2016 Annual Action Plan. Funding will be re-allocated to a new Hoboken Housing Authority project. All accomplishments will be reported in the 2017 Program Year.

***Hoboken Shelter Capital Improvements (2016) has been added to the Project list for Program Year 2016 through a Substantial Amendment to the 2016 Annual Action Plan. Funding was reprogrammed through a capital improvement project cancelled in the 2016 Program Year.

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.

The City of Hoboken continues to implement the goals and objectives identified in the five-year consolidated plan to achieve development of a viable urban community. The City's CDBG entitlement allocation for Program Year 2016 was \$1,096,150. In the Program Year 2016 Action Plan, projects were chosen based upon citizen input, statistical data and consultation with community based organizations, state agencies and city departments. The City identified 14 projects total: 11 in the areas of public service activities, 2 public facility improvements, and 1 public housing improvement project, in addition to administration, that would be funded during the 2016 program year. Through public meetings and surveys, the City of Hoboken gives special attention to the highest priority activities identified by its stakeholders. The City of Hoboken facilitates a competitive process to select public projects. An Ad-Hoc City Council Subcommittee selects applicants based on an application scoring matrix and community need to recommend award of funding. The City of Hoboken gives projects that fall into the high priority category more points than those that rank lower.

The 2 public facility improvement projects that were originally identified by the 2016 Annual Action plan were declined by the subrecipients either for lack of staff support or a shift in organizational priorities. The funding was re-allocated to the Hoboken Shelter (2016) and the Hoboken Housing Authority (2017) to supplement both their 2015 public facility projects.

CR-10 - Racial and Ethnic composition of families assisted

Describe the persons assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	239
Black or African American	235
Asian	17
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Total	493
Hispanic	47
Not Hispanic	446

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

Narrative

Table 2 displays the number of families assisted, as reported through quarterly updates, by CDBG subrecipients. The number of families reported is distinct from the number of persons reported. The number of persons assisted can be found in the Attached PR-23 Summary of Accomplishments Report. The total number of persons assisted for Public Services in the 2016 Program Year is 1,559. The total number of households assisted for Public Facilities in the 2016 Program Year is 188.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year 2016
CDBG	\$2,183,026	\$605,600.83

Table 3 – Resources Made Available

Narrative

The City of Hoboken’s target areas represent portions of the City in which 51 percent or more of the residents are low- to moderate-income and thus eligible for CDBG, HOME and ESG activities which include projects and programs for housing, infrastructure, economic development, and the various other Consolidated Plan elements that impact quality of life.

Resources available through the City of Hoboken are almost exclusively dedicated to the improvement of living conditions for extremely low, very low or low-income individuals and families which are defined as persons who make at or below 30 percent, 50 percent, and 80 percent of median family income in Hudson County.

The City of Hoboken makes CDBG assistance publicly available through a city-wide application process. In certain instances the City may target and invest CDBG funds to specific areas where 51% or more of the total household beneficiaries have low to moderate incomes. Typically, the City qualifies CDBG activities under the national objective of benefit to low and moderate income households or targeted towards a low and moderate income area. Documentation proof of income status is a requirement to benefit from CDBG programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Hoboken 2010 DTN low Mod Income Map	100	100	Service generated. Attached.

Table 4 – Identify the geographic distribution and location of investments

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.

The City's CDBG entitlement allocation for 2016 was \$1,096,150, with an additional \$57,900 reprogrammed from 2015 capital and program administration funds. All funds were committed to projects that met the consolidated plan's goals and objectives. During the 2016 Program Year, a total of \$605,600.83 in CDBG funding was expended, of which \$386,250 was from a 2015 Program Year capital project. All projects are Low-Moderate Income Clientele Benefit, meaning the beneficiary must provide proof of income eligibility for services provided with CDBG funds. However, some projects are based on location or area benefit.

Housing and homeless activities, accessibility and facility improvements were distributed on a citywide basis to benefit low-moderate income clientele (LMC benefit). Applications are accepted with income qualification and documentation is necessary when Low-moderate Clientele (LMC) benefit factor is used.

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 to be provided affordable housing units	6	6
Number of non-homeless to be provided affordable housing units	5	5
Total	11	11

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	
Number of households supported through the production of new units	0	
Number of households supported through the rehab of existing units	0	
Number of households supported through the acquisition of existing units	0	
Total	0	

Table 6 - Number of Households Supported

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

The City's Zoning Board approved, in Spring of 2016, a 6-unit building to be comprised 100% with homeless veterans. The project is receiving 6 project based vouchers through the New Jersey Department of Community Affairs. The project is expected to be completed by October of 2017.

The City conducted an affordable housing lottery in May 2017 to place qualifying households in a total of 5 affordable units. More units are expected to be completed in the coming years as a result of the City's affordable housing ordinance, which requires developers to set-aside 10% of residential units when seeking a density variance.

The goals and outcomes are independent of the City's CDBG funding.

Discuss how these outcomes will impact future annual action plans.

The City is anticipating a number of affordable housing units being developed as required by the City's Affordable Housing Ordinance, Chapter 65A. There are currently at least three building developments which have been approved by the City's Zoning Board which require the applicant to provide a set number of affordable housing units. These affordable units, when constructed and occupied, will more than satisfy the annual goal of 6 affordable housing units.

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

In Program Year 2015, the City of Hoboken funded the Hoboken Shelter for both its Permanent Supportive Housing Program (Public Service) and Capital Improvements (Public Facilities). The Public Service program met its target of persons serviced. The Hoboken Shelter has procured a general contractor and rehabilitation work to the existing building is estimated to be complete by Spring of 2018. In Program Year 2016, the City of Hoboken funded the Hoboken Shelter for its rent and utility expenses and Garden State Episcopal CDC for its Homeless Street Outreach Team. Both of these programs met their targets of persons serviced. The City also reprogrammed \$146,575.40 from unused Program Year 2016 capital projects to the Hoboken Shelter to complete their 2015 capital project.

Addressing the emergency shelter and transitional housing needs of homeless persons

In Program Year 2015, the City of Hoboken funded the Hoboken Shelter for both its Permanent Supportive Housing Program (Public Service) and Capital Improvements (Public Facilities). The Hoboken Shelter's Permanent Supportive Housing Program provided 22 individuals with transportation to supportive service appointments from their scattered site housing locations throughout the region. The Hoboken Shelter received public service funding in 2016 to pay rent and utilities, which allowed the building to continue providing shelter to over 50 people every night. The Public Facilities project is still underway, as the Hoboken Shelter has procured a general contractor and rehabilitation work to the existing building is estimated to be complete by Spring of 2018. Once the Public Facilities project is complete, the building will be able to more efficiently service the population utilizing the shelter. Garden State Episcopal CDC utilized 2016 Public Service funding to reach out to homeless persons in the Hoboken Terminal, Grove Street PATH and Journal Square PATH during weather emergencies and for routine outreach.

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's CDBG program funds a number of public service programs which assist very low and low income families avoid costs and situations which would, if not assisted, lead to homelessness. The Waterfront Project is a tenant advocacy program that has assisted 56 clients, in some cases whom would have led to being evicted. The City also funds child care services (Day Care 100 and HOPES CAP) which provide subsidized child care for working families.

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

In Program Year 2016, the City of Hoboken funded the Hoboken Shelter's rent and utilities expenses, as well as Garden State Episcopal's Homeless Street Outreach Team. Funding to the Hoboken Shelter went towards rent and utility costs for a building that shelters 50 people per night. Garden State Episcopal utilized Program Year 2016 funds to reach out to unsheltered homeless consumers, providing linkage to emergency shelter, medical services and housing stabilization services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Hoboken Housing Authority (HHA) has prioritized modernizing the existing elevator fleet and improving security around all of its residential facilities. Program Year 2015 funding was utilized to modernize Fox Hill Gardens elevators, located at 311 13th Street. The project was completed and all funding drawdown in Spring of 2017. The HHA in Spring of 2016 had secured City of Hoboken Program Year 2016 CDBG funding to modernize several other elevator doors and an elevator car in separate buildings around the City. However, the HHA, in early 2017, secured HMFA funding to modernize a larger swath of elevators, and determined that CDBG funding would be more efficiently utilized improving physical security in all of their residential facilities. The 2016 Annual Action Plan has since been substantially amended to include Hoboken Housing Authority: Security Upgrades at Various HHA Sites as a 2016 project, with the \$740,627.50 original elevator modernization budget being transferred to the security upgrades project.

The proposed security project will reduce incident investigation while enhancing security to entry/exits.

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 and 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 wide ranging participation. All CDBG capital projects are presented at public board meetings. A resolution must be approved by the housing board to authorize each project.

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, on October 17, 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, 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)

The City of Hoboken will continue to collaborate and support all Hudson County affordable housing initiatives through the Hudson County HOME Consortium. HOME funds are allocated at the County level.

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

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 intends to work together with Hudson County to implement certain policies in the eradication of poverty and make services available for those in danger of becoming considered in-poverty.

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

The City's Department of Community Development is responsible for management, implementation and monitoring of the Consolidated Plan documents, the Annual Actions Plans, and other documents related to CDBG compliance.

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

The City of Hoboken is part of the Hudson County HOME Consortium, and will continue to support the nexus between affordable housing and supportive services where possible.

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 is currently addressing impediments cited in the July 22, 2016 Annual Action Plan Approval letter from HUD Newark, where the Office of Fair Housing and Equal Opportunity (FHEO) recommended the following:

1. Submit a Language Assistance Plan for limited English-proficient populations that exceed 5% population threshold (Hispanic, 15.2% and Asian, 7.0%);
2. Submit an Analysis of Impediments (AI) and certification that the City is Affirmatively Furthering Fair Housing;
3. Submit Section 3/HUD form-60002, along with fully complying with Section 3 regulations of 24CFR Part 135.

The City is committed to complying with these outstanding recommendations by before submitting its next 5-year Consolidated Plan in 2020.

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 respect 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 every attempt through the day-to-day administration to the CDBG program to conform with the 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 otherspecial conditions, this will be identified as a "finding". The subrecipient will be notified accordingly and remedial action will be taken. There were no activities with reported findings in Program Year 2016.

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.

In order to fulfill statutory and regulatory requirements mandated by the U.S. Department of Housing and Urban Development, the City of Hoboken makes available for public comment the Consolidated Annual Performance Report (CAPER) which provides the jurisdiction an opportunity to evaluate its overall progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its Action Plan which includes funding allocations for the CDBG Program.

A public notice for a 15-day public comment period was published on September 11, advertising the public comment period taking place between September 12 to September 27, and at which time the public may submit written comments. This notice will be published in the Jersey Journal.

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.

The City of Hoboken is currently reprogramming \$35,000 in 2016 Planning and Administration and \$22,424.60 in 2016 Public Facilities funding, for a total of \$57,424.60, into its 2017 funding allocation.

The 2016 Annual Action Plan has been substantially amended to remove the following projects:

- Hob-Art: Bringing Art to the Homeless and Veterans (\$9,000)
- Urban Renewal Corp: URC Warming and Cooling Center (\$165,000)
- Hoboken Housing Authority: Elevator Modernization (\$740,627.50)

The 2016 Annual Action Plan has been substantially amended to include the following additional projects:

- Hoboken Housing Authority: Security Upgrades at Various HHA Sites (\$740,627.50)
- Hoboken Shelter: Shelter Capital Project 2016 (\$146,575.40)

The 2016 subrecipient Hob-Art declined funding in Fall 2016 after losing a key staff member. Urban Renewal Corp. changed the scope from their approved project and the City declined to fund the proposed change. The Hoboken Housing Authority changed the scope from their approved project, and the City approved this request. The Hoboken Shelter required additional funding to complete their 2015 capital project.

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

No

Attachments

- 1. PR-23 CDBG Summary of Accomplishments**
- 2. PR-26 CDBG Financial Summary Report**
- 3. Public Notice for 15-day Public Comment Period**