



August 5, 2014

Dear City Council Members:

I am writing regarding various topics that are part of Wednesday's Council agenda.

**Resolution of Support for Housing Authority Infrastructure Rehabilitation Grant**

We received a request from Hoboken Housing Authority Chairwoman Wefer for a letter of support for the HHA's \$10 million grant application for infrastructure rehabilitation projects including boilers, windows, roofs, etc. These are important upgrades, and I fully support their grant application and hope the Council will pass the resolution of support for the application which is due on August 14. Attached is a letter with additional details, the draft grant application, and the City's proposed resolution of support.

**Affordable Housing**

Our City should take pride in the efforts it has taken over the years that have led to Hoboken being a leader in the State in the provision of affordable housing. Please see the attached memos from Shirley Bishop with an analysis of the affordable housing survey responses and the comparison data for other urban aid municipalities. Of the 13 urban aid cities in New Jersey with population between 40,000 and 75,000, Hoboken has the second highest total number of affordable housing units and the highest number of affordable housing units per capita. As noted in the memo, "Hoboken is a leader in providing affordable housing units and that achievement places Hoboken in the forefront of providers in the State." Based on the results of the attached survey, the focus of my Administration will be on ensuring that those who need affordable housing have fair access to it and on helping to support the rehabilitation of existing affordable housing.

**Green Acres Diversion Process/HoLa**

Another item on the agenda is to hire a professional to guide us through the complicated Green Acres diversion process for the property where the Boys and Girls Club is located. I am attaching a prior memo provided to the Council regarding this matter. Under Green Acres rules, HoLa is not technically permitted to operate at the Boys & Girls Club because the facility was partly funded through Green Acres funds. My Administration has worked with the State, the Boys & Girls Club, and HoLa to get a 2-year waiver so they can remain at the location, but it is very important to move forward with this process so that we are not cut out from eligibility for future Green Acres funding. Our approach is to divert the Green Acres designation from the Boys & Girls Club building to the property at 7th Street and Jackson Street which we are working to acquire. I hope you will support hiring the professionals we need to guide us through this effort. At the first meeting in September I will be asking the Council to authorize a letter to be provided by the Administration in support of a zoning variance application at the Boys & Girls Club location under which HoLa would construct

additional space so the school could remain there long term. On a parallel track, the City will be negotiating a financial agreement with the Boys & Girls Club and HoLa that will be provided for approval by the City Council as soon as it is finalized.

#### **New Payroll Provider**

Our Finance Department conducted an extensive review of all options and is recommending that we switch our payroll provider from ADP to Prime Point. In addition to savings of nearly \$100,000 for the two year contract, we feel strongly that it is the best system. Prime Point is used by over 50 municipalities in New Jersey and has a strong customer service approach. Among other features, their system has the ability to automate medical deductions, keep track of employee benefit days or time off and report the information on pay stubs, and offers a secure self-service portal where employees can view past pay stubs, forms, W-2, etc. We had five positive reference checks, including three municipalities who formerly used ADP and switched to Prime Point (New Brunswick, South Brunswick, Bridgewater). We have arranged for Prime Point representatives to be at the meeting to answer any of your questions.

#### **Assistant Corporation Counsel**

As you were advised, Kimberley M. Wilson, Assistant Corporation Counsel, requested State and federal leave time in June and July to address an emergent family matter. She has resigned her position with the City effective July 31, 2014 so that she can continue to address that family matter. We thank her very much for her service to the City.

#### **Property & Casualty Insurance Broker**

Our current broker for property and casualty insurance, Brown & Brown, has through their diligence, recently obtained an unexpected Sandy recovery of \$300,000 over and above prior recoveries. We are very pleased with their performance and seek your support in renewing their contract.

#### **City's Great Health Results With Fairview Wellness Program**

We are recommending continuing with Fairview for our health insurance broker. The contract includes a wellness program, which we started last year and has been extremely successful so far. In the past 6 months, 4 employees have reported quitting tobacco use, 19 employees reported increasing weekly exercise, and 98 employees have improved their blood pressure. We are excited about these early successes and hope you will support further investing in improving the health of our employees. Healthier employees are more productive and can help to lower insurance costs.

#### **Invite for City Challenge**

As part of encouraging healthier lifestyles for our employees, I invite members of the City Council to join us and other City employees for the City Challenge obstacle course. Last year I along with both of our chiefs and many city employees participated in the obstacle course, and it was a great event. It's a 3.2 mile fun and challenging course along our waterfront with over 20 obstacles. You can use the promo code HOBOKENISFIT to receive a \$20 discount. We plan to start all City employees as a group at 10:00am and 10:30am. Please use the below link to join our team:

[https://www.eventbrite.com/e/hoboken-city-challenge-race-september-20-2014-registration-10619450061?aff=eorg&team\\_token=859141-s2716](https://www.eventbrite.com/e/hoboken-city-challenge-race-september-20-2014-registration-10619450061?aff=eorg&team_token=859141-s2716)

Sincerely,



Dawn Zimmer



RECEIVED  
2014 AUG - 1 PM 12: 21  
CITY CLERK  
HOBOKEN, NJ 07030

August 1<sup>st</sup>, 2014

Dear Executive Director Garcia and HHA Chairwoman Wefer,

My Administration received Ms. Wefer's letter requesting a letter of support for HHA's \$10 million grant application to NJHMFA for infrastructure rehabilitation projects including boilers, windows, roofs, etc. In addition, to the letter we received the working draft of the grant application for review.

We understand the severe damage that the Housing Authority experienced as a result of Hurricane Sandy and other flood events, and fully support the grant application for the needed infrastructure upgrades.

The attached resolution will be included on the City Council's agenda this Wednesday, August 6<sup>th</sup>. In addition to fully supporting the draft grant application, the resolution also includes an expression of support for the HHA to apply for a cogeneration system as an alternative to new boilers. Given the tremendous grant opportunities and benefits of cogeneration including providing back up heat and power during emergencies, reducing the HHA annual energy costs, among other benefits, we are asking the Council to express its support for this as well. We understand that the HHA will ultimately determine the optimum system to meet the needs for HHA residents, but wanted to express our support in advance for both the boiler system and a co-generation system.

I will advocate directly for the Council's support of the resolution. If possible, please provide the final grant application document or let us know if we can provide the working draft grant application to the City Council. Please be advised that the City will need a copy of the HHA's final grant application and the approved HHA resolution before my Administration can provide the final letter of support.

Please let me know if you have any questions.

Best regards,



Mayor Zimmer

CC: Hoboken Housing Authority Commissioners  
Hoboken City Council Members  
Community Development Director Brandy Forbes  
Business Administrator Quentin Wiest

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**CITY OF HOBOKEN**  
**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION IN SUPPORT OF THE HOBOKEN HOUSING AUTHORITY'S  
APPLICATION TO THE NJ HMFA FUND FOR RESTORATION OF MULTI  
FAMILY HOUSING PUBLIC HOUSING AUTHORITY SET-ASIDE PROGRAM  
FRM-PHA**

WHEREAS the Hoboken Housing Authority "HHA" Board has requested a letter of need from the City of Hoboken to bolster the HHA's application for \$10 million in FRM-PHA grand funds;

WHEREAS the letter of need which signifies local support, counts for ten points towards HHA's application and would significantly raise the HHA's likelihood of being awarded the highest amount allowed;

WHEREAS the HHA's already deteriorating infrastructure was dealt a significant blow by Superstorm Sandy;

WHEREAS through the FRA-PHA application, the HHA is applying for \$10 million in funds to replace and refurbish HHA's boilers, roofs, windows, sidewalks, elevators, hot water, plumbing, security gate for parking lots, grounds, flood barriers, exterior and other critical infrastructure;

WHEREAS the funds can only be used for infrastructure rehabilitation;

WHEREAS the City also expresses its support for the HHA to apply for funding for Combined Heat and Power Systems Boiler Replacement Alternatives, a/k/a, "Cogeneration";

WHEREAS the City supports Cogeneration because it is:

- far more efficient than purchasing standalone boilers for each facility; and
- provides redundant and back-up emergency heat and power; and
- reduces month to month electricity and heating bills; and
- can support the eventual development of distributed energy infrastructure; and
- works to support recent generator purchase; and
- energy infrastructure can be "reused" if HHA facilities are redeveloped or rehabilitated.

WHEREAS there is the opportunity for additional funding from the Board of Public Utilities to cover additional costs for cogeneration systems above the cost for boilers.

NOW THEREFORE BE IT RESOLVED, the City Council hereby authorizes the Mayor to provide HHA with the above described letter of need, for the current application of HHA only, in the form and substance approved by Corporation Counsel, and to take any and all other action necessary to effectuate this resolution; and,

BE IT FURTHER RESOLVED, this resolution shall take effect immediately upon

passage.

**Meeting date: August 6, 2014**

**APPROVED:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Quentin Wiest  
Business Administrator

\_\_\_\_\_  
Mellissa L. Longo, Esq.  
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Ravi Bhalla				
Theresa Castellano				
Peter Cunningham				
James Doyle				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Jen Giattino				

Working Draft

Application  
To  
NJHMFA

Fund For Restoration of Multi Family Housing  
Public Housing Authority Set-Aside Program  
FRM-PHA

Hoboken Housing Authority

## Narrative

The Hoboken Housing Authority was substantially affected by Sandy and still has millions of dollars of repairs that need to be made because of the storm. The Hudson River spilled across Hoboken and mixed with fuel, sewage and other toxic materials to cause a multitude of problems for the Housing Authority and its residents. The storm surge came over the tops of cars and stranded many of Hoboken's residents in their homes for days with some being rescued by the National Guard. Two weeks after the storm power was restored to the city. Gas had also been turned off to buildings because of concerns by the local utility company. Public transportation had come to a halt with the PATH and a depot for six New Jersey train lines closed with severe electrical equipment damage. It was reported that 10,000 cars needed to be towed out of Hoboken. The first night only the tops of cars could be seen. Newspaper reports indicated the whole city was under water. Hoboken was very vulnerable because it is basically at sea level. This image paints the scene that the Hoboken Housing Authority and its residents faced. There were sixteen days of no electricity. There were 21 days with no heat and hot water. Class three water contaminated the property. During and after the storm, mice were eating wire insulation. Wind damage was everywhere. Ground saturation affected curbing, foundations and caused surface pavement to buckle and drop. Two water mains burst and there was no water for five days. Elevators were down for days with water in the pit causing electrical hazards. Fire alarm panels were damaged as were electrical main panels. As many items started to be resolved other items began to fail which had been repaired such as the heating boilers, electric and plumbing due to mold and corrosion caused by salt water from the storm. Heating apparatus and boilers were covered by salt water.

Thus many items today are ruined and affected that must be rehabilitated or totally replaced. A list includes: elevators, windows, boilers, hot water heaters, plumbing lines, brick exterior pointing, security card access and panels, roofs, courtyards, security gates, parking lots, flood barriers, grounds and curbs. Roofing problems cause mold and destroy kitchen cabinets and ceilings. A detailed chart has been designed to show the work that still needs to be done and its cost. Currently the latent effect of the salt water continues to cause problems and there are items which still have not been repaired due to a shortage of funding. As you may know Sequestration reduced housing authority funds and the modernization program was cut back by the federal government.

The Hoboken Housing Authority respectfully requests that the aforementioned items be funded by the NJHMFA as soon as possible.

**PART I -- PROJECT INFORMATION SUMMARY**

This form must be completed for all projects.

**PROGRAM(S) YOU ARE APPLYING FOR (Check all that apply)**

- |  |   |
|--|---|
| <input type="checkbox"/> HMFA Financing                    | <input type="checkbox"/> Low Income Housing Tax Credits       |
| <input type="checkbox"/> Construction Financing Only       | <input type="checkbox"/> 4% credit (federally subsidized)     |
| <input type="checkbox"/> Permanent Financing Only          | <input type="checkbox"/> 9% credit (non federally subsidized) |
| <input checked="" type="checkbox"/> Construction/Permanent | <input type="checkbox"/> Preservation Financing               |
| <input type="checkbox"/> Tax-Exempt Bonds (Volume Cap)     | <input type="checkbox"/> HMFA Portfolio                       |
| <input type="checkbox"/> 501(c)(3)-Tax-Exempt Bonds        | <input type="checkbox"/> Section 8 Project                    |
| <input type="checkbox"/> Taxable Bonds                     |   |
| <input type="checkbox"/> Conduit Bonds                     |   |
| <input type="checkbox"/> Section 236 Project               | Date Current Mortgage Expires: _____                          |
| <input type="checkbox"/> Special Needs Housing Trust Fund  | Date IRP or HAP Expires: _____                                |

- Community Development Block Grant - Disaster Recovery (CDBG - DR) \$ 7,605,127 (total amt)
- Fund for Restoration of Multifamily Housing (FRM)
- Sandy Special Needs Housing Fund (SSNHF)
- Fund for Restoration of Multi-Family Public Housing Authority Set-Aside Program (FRM-PHA)

**PROJECT INFORMATION**

Project Name (as it will appear on mortgage documents) Hoboken Housing Authority

Primary address for project: 400 Harrison Street

City Hoboken

County Hudson

Zip Code

07030

Building Address	Block	Lot	# of Units	# of Special Needs Beds	Census Tract #	Rehab, New Construction, or Acquisition Only
See Attached Graph				N/A		All Rehab

(If more space is needed, see last page)

Number of Currently Occupied DU's: \_\_\_\_\_ Total Number of Units: \_\_\_\_\_

**CONSTRUCTION TYPE**

- |   |   |
|---|---|
| <input type="checkbox"/> Rehabilitation                     | <input type="checkbox"/> Conversion       |
| <input checked="" type="checkbox"/> Rehabilitation/Occupied | <input type="checkbox"/> Historic         |
| <input type="checkbox"/> Moderate Rehabilitation            | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Substantial Rehabilitation         | <input type="checkbox"/> Modular          |

**PROJECT CLASSIFICATION:** (Please check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Family                           | <input type="checkbox"/> Market  |
| <input checked="" type="checkbox"/> Senior Citizen*                  | <input type="checkbox"/> Green Tax Credit Point                              |
| <input type="checkbox"/> Nonprofit Sponsored                         | <input type="checkbox"/> Energy Benchmarking                                 |
| <input type="checkbox"/> Scattered Site Single Family                | <input type="checkbox"/> Solar Hot Water or Water Retainage and Reuse System |
| <input type="checkbox"/> Scattered Site Duplex                       | <input type="checkbox"/> Green Future  |
| <input type="checkbox"/> Supportive Housing                          | <input type="checkbox"/> Tier 2 EPA ENERGY STAR Homes Version 3.0            |
| <input type="checkbox"/> Special Needs Community Housing Partnership | <input type="checkbox"/> Solar Photovoltaic                                  |
| <input checked="" type="checkbox"/> Davis-Bacon Prevailing Wages     | <input type="checkbox"/> LEED Certification                                  |
| <input type="checkbox"/> Ready to Grow Area                          | <input type="checkbox"/> National Green Building Standard                    |
|  | <input type="checkbox"/> Tier 3 Energy Star Climate Choice                   |
|  | <input type="checkbox"/> Energy Star Units                                   |
|  | <input type="checkbox"/> Inclusionary Development                            |
|  | <input type="checkbox"/> Project Has Received a Density Bonus                |
|  | <input type="checkbox"/> Planning Area _____                                 |

\*NOTE: Units financed by the Special Needs Housing Trust Fund may not be age-restricted to individuals age 55 and older.

**LEGISLATIVE DISTRICTS**

Congressional 13

State Senate/Assembly 33

**BUILDING TYPE**

	# of Buildings	# of Stories	# of Residential Stories	# of Units	Elevator (Yes or No)
Lo-Rise (1-4 stories)	Please See Attached Chart	_____	_____	_____	_____
Mid/High-Rise (5+ stories)	_____	_____	_____	_____	_____
Garden Apartments	_____	_____	_____	_____	_____
Rowhouse/Townhouse	_____	_____	_____	_____	_____
Semi-detached	_____	_____	_____	_____	_____
Single Family	_____	_____	_____	_____	_____
<b>TOTALS</b>	_____	_____	_____	_____	_____

**PROJECT DEVELOPMENT SCHEDULE**

Month/Year

Preliminary Site Plan Approval	<u>N/A</u>
Final Site Plan Approval	<u>N/A</u>
Local, County and/or State Planning and Variance Approvals	<u>N/A</u>
Local, County and/or State Environmental Approvals	<u>N/A</u>
Closing and Transfer of Property	<u>N/A</u>
Construction Start	<u>September 2014</u>
Construction Completion	<u>July 2015</u>
Lease-Up	<u>N/A</u>
Expenditure of 10% of Reasonably Expected Basis (if applicable)	<u>N/A</u>
Anticipated Placed in Service Date	<u>N/A</u>
Anticipated Completion of Rent-Up	<u>N/A</u>

Anticipated Start of Compliance Period

Public Housing Existing

**PROJECT DESCRIPTION**

Site Acreage  
 Number of buildings  
 Number of buildings containing low-income units

Please See Chart across  
Please See Chart  
All

**UNIT DISTRIBUTION (Do not include non-revenue units)**

Type of Unit (1BR, 2BR, etc.)	# of Affordable Units (up to 60%)	# of Moderate-Income Units (>60% to 80%)	# of Market Rate Units	TOTAL
<u>Please See Chart All Low Income Public Housing</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b><u>TOTAL</u></b>	_____	_____	_____	_____

NON-REVENUE UNITS: Indicate number of units, BR count and intended use (i.e. super's unit). N/A

NUMBER OF STATE SUBSIDIZED UNITS N/A  
 Is a superintendent's unit included in the State Subsidy units? Yes \_\_\_ No \_\_\_  
 If not, will the superintendent's unit be income restricted? Yes \_\_\_ No \_\_\_

NUMBER OF COUNCIL ON AFFORDABLE HOUSING UNITS N/A

**SQUARE FOOTAGE**

Gross Square Footage Please See Chart s.f.  
 Total residential square footage Please See Chart s.f.  
 Total low-income residential square footage Please See Chart s.f.

**SITE SECURITY:**

How will site security be addressed in the building (s)? Check off Type(s):  
 Cameras  Monitors   
 On Site Security  Armed Security   
 Card Entry  Other: \_\_\_\_\_

**SENIOR PROJECT (If applicable, must only check one)**

Please indicate below which category of exempt "housing for older persons" (as defined by the Fair Housing Act) the project will meet:

At least 80 percent of the occupied units in the building will be occupied by at least one person 55 years or older and the property will be clearly intended for older persons as evidenced by policies and procedures that demonstrate the intent that the property be housing for older persons (55+).

NOTE: This option should be selected for senior projects that will be setting aside units for special needs and seeking financing from the Special Needs Housing Trust Fund, as units financed by the Special Needs Housing Trust Fund may not be age-restricted to individuals age 55 and older.

- ALL the residents of the project will be 62 or older
- The Secretary of HUD has designated the project as housing for older persons (attach *documentation*)

**APPLICANT INFORMATION**

Developer/  
Applicant

Hoboken Housing Authority

Address 400 Harrison Street

City Hoboken State New Jersey Zip Code 07030

Telephone 201-798-0370 Fax 201-798-0164

Principals

Carmelo G. Garcia

Executive Director

Contact Person/Consultant

Richard D. Fox

Title President

Company Hamilton Management Solutions

Address Box 587

City New Vernon State New Jersey Zip Code 07976

Telephone 973-539-9726 Fax \_\_\_\_\_

E-mail jkfox02@aol.com

The contact person named will be the only person with whom NJHMFA corresponds.  
Any changes in the contact person must be in writing.

- Applicant is current owner and will retain ownership.
- Applicant is the project developer and will be part of the final ownership entity.
- Applicant is the project developer and will not be part of the final ownership entity.
- Other: Applicant is \_\_\_\_\_

Will property be sold or transferred by the applicant prior to project being placed in service?

- NO
- YES (If yes, provide name of the purchasing entity and experience of its principals.)

Will property be sold or transferred by the applicant within 2 years of being placed in service?

- NO
- YES (When? Provide name of purchasing entity and experience of its principals.)

Name of Final Ownership Entity

Housing Authority of the City of Hoboken

Currently Exists

Tax ID#

22-600-2654

To be Formed

Expected Date:

Current

Final Ownership Entity is/will be:

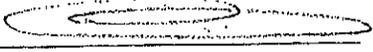
Limited Partnership

LLP or LLC

Insert a diagram depicting the organizational structure of the final ownership entity (see Tax Credit application appendix).

**LIST OF AUTHORIZED SIGNATORIES**

The persons listed below are the only people authorized to sign official documents submitted to HMFA. Any change to this list must be in writing.

PRINT NAME	PRINT TITLE/AFFILIATION	SIGNATURE
<u>Carmelo G. Garcia</u>	<u>Executive Director</u>	
_____	_____	_____
_____	_____	_____

**DEVELOPMENT TEAM RESUMES**

Insert a brief resume for the sponsor(s), developer(s), general partner(s), voting member(s), and limited partner, and complete the list of Development Team Members below. Please include full address (street, city, state, zip).

	Name	Tax ID#	Phone#	Fax#
Developer	Housing Authority of Hoboken	22-600-2654	201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Director@myhhanj.com</u>			
General Contractor	To Be Obtained Upon Bidding			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Municipal Contact	Carmelo G. Garcia		201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Director@myhhanj.com</u>			
Sponsor	Hoboken Housing Authority	22-600-2654	201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Director@myhhanj.com</u>			
General Partner	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Voting Member (LLCs)	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Construction Lender	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			

Unified Application for Housing Production Programs 2013

	Name	Tax ID#	Phone#	Fax#
Limited Partner	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Management Company	Housing Authority of Hoboken	22-600-2654	201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Director@myhhanj.com</u>			
Architect	To Be Determined			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Attorney	To Be Determined			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Accountant	Emil Judlerithara		201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Emil.cfo@myhhanj.com</u>			
Market Analyst	N/A Public Housing Residents Pay 30% of Net Income Per HUD Formula			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Professional Planner	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Environmental Consultant	To Be Determined			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			

Unified Application for Housing Production Programs 2013

	Name	Tax ID#	Phone#	Fax#
Historical Consultant	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Solar Installer	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
LEED Professional	To Be Determined if Applicable			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Project Development Consultant	Hamilton Management Solutions		973-539-9726	
Address:	<u>Box 587</u>			
City:	<u>New Vernon</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07976</u>			
Email:	<u>jkfox02@aol.com</u>			
Syndicator	N/A			
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			
Social Service Provider	Hoboken Housing Authority	22-600-2654	201-798-0370	201-798-0164
Address:	<u>400 Harrison Street</u>			
City:	<u>Hoboken</u>			
State:	<u>New Jersey</u>			
Zip:	<u>07030</u>			
Email:	<u>Director@myhhanj.com</u>			
Other: N/A				
Address:	_____			
City:	_____			
State:	_____			
Zip:	_____			
Email:	_____			

\*\*\* FOR PROJECTS REQUESTING HMFA FINANCING AND/OR SUBSIDY \*\*\*  
[NOTE: DO NOT COMPLETE IF APPLYING FOR TAX CREDITS ONLY]

INCOME RESTRICTIONS (for purposes of qualifying for Tax-Exempt Bond Financing under 26 U.S.C. §142(a)(7))

This test will impact the return on equity calculation pursuant to *N.J.A.C. 5:80-3*

- 60% of County Median Income Adjusted for Family Size
- 50% of County Median Income Adjusted for Family Size

ADDITIONAL SITE INFORMATION

**Commercial Space:** Provide details as to how the space will be used, whether it will be rented to a third party, the terms and conditions of that lease and the square footage.

N/A

**Community and Social Service Space:** Provide details as to how the space will be used, whether it will be rented to a third party, the terms and conditions of that lease and the square footage.

Rooms used for residents only by Authority- Calander of events

**Ancillary Buildings:** Examples of ancillary buildings include garages, and community buildings. Provide details as to how the space will be used and the square footage.

N/A

**On-Site Office:** Identify where the on-site management office will be located and the functions to be performed in that office.

Office located at each project site- asset management program area

Current Zoning:

Is site zoned properly for proposed usage?

Yes  No

Parking:

Is there sufficient parking available on-site in accordance with code?

Yes  No

If not, what other arrangements are being made? \_\_\_\_\_

Site Control:

Form of Ownership

Fee Simple  Leasehold

If ownership is fee simple, does the applicant currently own the site? or optioned?

Yes  No   
Yes  No

List Current Owner of Site: Housing Authority of Hoboken

Other:(specify) \_\_\_\_\_

*Attach copies of deed, option agreement, or contract to purchase. If site control is to be in the form of leasehold, attach copy of lease and list all financial encumbrances on the site.*

Are there any easements or other restrictions on the site? (Specify) Please see ACC annual contribution contract between US Department of Housing and Urban Development and Housing Authority of Hoboken

If the municipality owns site, are there any non-monetary conditions for conveyance such as a reverter provision?

N/A

Purchase Price:

Of property already acquired \$N/A  
 Of property to be acquired \$N/A  
 TOTAL \$N/A

Present tax rate of municipality:

(Per \$100) \$N/A Equalization Rate N/A

Tax Abatement:

Has the municipality designated any Areas in Need of Redevelopment? Yes  No   
 Has tax abatement been granted? Yes  No   
 If yes, indicate the statute under which said abatement was granted as well as the terms and conditions. (i.e. Agency Statute, Long Term or other) Pilot in cooperation agreement

Property Tax Exemption (if applicable):

Please specify the term and status of the property tax exemption. Please include documentation in your application submission.  
Pilot runs with property-public housing

If new construction, indicate the availability of utilities:

Water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Distance from Site? <u>N/A Rehabilitation</u> _____ _____ _____ _____
Storm Sewer	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Sanitary Sewer	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Gas	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Electric	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Rubbish Removal	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Is sewer capacity available? Yes  No

Is sewer capacity subject to review by the New Jersey Department of Environmental Protection?  
 Yes  No

Has a Phase I Environmental Assessment been performed? Yes  No   
 If yes, provide a copy with the application.

Resolution of Need:

Has the municipality determined that the project will meet or meets an existing housing need?  
 Yes  No

If yes, attach the Resolution of Need.

**NOTE: The Agency must have a *Resolution of Need* in order to process applications for Multifamily and Preservation financing, or other Subsidy Loan Program.**

**ADDITIONAL APPLICANT INFORMATION**

**Type of Applicant**

- |                          |             |                          |                     |
|--------------------------|-------------|--------------------------|---------------------|
| <input type="checkbox"/> | For-Profit  | <input type="checkbox"/> | Non-Profit          |
| <input type="checkbox"/> | LLP or LLC  | <input type="checkbox"/> | Limited Partnership |
| <input type="checkbox"/> | Corporation | <input type="checkbox"/> | Partnership         |

Indicate the statute under which you are formed. NJSA 40A:12 A-17

Indicate affiliated entities. N/A

**Sponsoring Ownership Entity's Official Name: Housing Authority of the City of Hoboken**  
(Must be exactly as it will appear in mortgage documents.)

(List all principals of the ownership entity.)

Principals of Development/Entity and percentage of ownership  
N/A

Principals of the Land Ownership Entity and percentage of ownership  
N/A

**REQUIRED SUBMISSIONS**

The following information must be provided in a three ring binder with the tabs as noted below. See Mailing Information on UNLAP for the number of copies you will need to submit per program. If this information is not available at this time you must indicate the status of the item and when it will be available.

- |    |  |           |
|----|--|-----------|
| 1. | Application*   | Developer |
| 2. | Project Narrative  | Developer |
| 3. | Proforma - Form 10 / Cash Flow*  | Developer |
| 4. | General Site Location Map (with directions to site),<br>along with tax map showing lot and block | Developer |
| 5. | Resumes for Sponsor  | Developer |
| 6. | Evidence of Site Control (Deed, Option Agreement,<br>Contract of Sale)                           | Developer |
| 7. | Preliminary Drawings   | Developer |
| 8. | Social Service Plan**  | Developer |
| 9. | Evidence of Community Support**  | Developer |

\*Agency form documents must be used.

\*\*Required submissions for projects seeking financing for supportive housing units.



**\*\*\* FOR PROJECTS REQUESTING LOW INCOME TAX CREDITS \*\*\***

CYCLE TO WHICH YOU ARE APPLYING

- Family
- Senior
- Supportive Housing
- Final
- Volume Cap Tax Credits
- Mixed Income Reserve
- Hardship Reserve

SET-ASIDE TO WHICH YOU ARE APPLYING

- HOPE VI/ CHOICE Neighborhood
- Preservation

TYPE OF TAX CREDIT REQUESTED

- Acquisition/Rehabilitation
- New Construction
- Rehabilitation

AMOUNT OF ANNUAL TAX CREDIT REQUESTED:

(Total must be supported by Breakdown of Costs & Basis)

\$ \_\_\_\_\_ 9% tax credit

\$ \_\_\_\_\_ 4% tax credit

-----  
\$ \_\_\_\_\_ TOTAL

APPLICABLE FRACTION

Unit Fraction (see unit distribution chart on page 3)

Number of Affordable Units (up to 60% AMI)/  
Total Units = \_\_\_\_\_%

Floor Space Fraction:

Total low-income residential square footage /  
Total residential square footage = \_\_\_\_\_%

The **LESSER** of the Unit Fraction and the Floor Space Fraction = \_\_\_\_\_%

FEDERAL SET-ASIDE (must select one)

- 40% AT 60%

40-60 set-aside means 40% or more of the residential units will be rent restricted and occupied by households whose income is 60% or less than the area median income.

- 20% AT 50%

20-50 set-aside means 20% or more of the residential units will be rent restricted and occupied by households whose income is 50% or less than the area median income.

NOTE: If this election is selected, *all* tax credit units must be restricted to no more than 50% of the area median income adjusted for family size. For example, if the project has an applicable fraction of 100%, then 100% of the units must be restricted to 50% of the area median income adjusted for family size.

Your selection will be reflected in the Deed of Easement & Restrictive Covenant & Part II of the IRS Form 8609.

**CERTIFICATION**

In order to provide for the effective coordination of the New Jersey Low Income Tax Credit Program and the Internal Revenue Code of 1986, as amended ("Code"), the Qualified Allocation Plan and this Application shall be construed and administered in a manner consistent with the Code and regulations promulgated thereunder.

Compliance with the requirements of the Code is the sole responsibility of the owner of the building for which the credit is allowable. NJHMFA makes no representations to the owner or anyone else as to compliance with the Code, Treasury regulations, or any other laws or regulations governing Low-Income Housing Tax Credits or as to the financial viability of any project. All applicants should consult their tax accountant, attorney or advisor as to the specific requirements of Section 42 of the Code governing the Federal Low Income Housing Tax Credit Program.

In signing this document, I (we) (undersigned), certify that all information, included for the purpose of applying for Low-Income Housing Tax Credits, is accurate and true. I (we) acknowledge that the New Jersey Housing and Mortgage Finance Agency is relying on said information, and thereby acknowledge that I (we) are under a continuing obligation to notify NJHMFA in writing of any changes to the information in the application. I (we) understand that any failure to provide relevant information or any submission of incorrect information may result in the NJHMFA's refusal to issue the IRS Form 8609 for the project and/or possible barring from future participation in NJHMFA's Low Income Housing Tax Credit Program.

APPLICANT'S SIGNATURE:

\_\_\_\_\_

DATE:

\_\_\_\_\_

PREPARED BY:  
(if different from applicant):

\_\_\_\_\_

sign name

\_\_\_\_\_

print name

\_\_\_\_\_

print title

DATE:

\_\_\_\_\_



HOBOKEN HOUSING AUTHORITY		Elevator	Window	Boiler	Hot Water Heater	Plumbing	Exterior Repainting	Security Card Access	Roof	Courtyard	Security Gate Parking Lot	Flood Barriers	TOTAL	Fee 10% A & E	5% Contingency	Grand Total
208-210 Harr	12 Units							12,094					20,719	2,071.90	1,035.95	23,827
218-220-222 Harr	18 Units							13,374					26,999	2,699.90	1,349.95	31,049
230-232 Harr	12 Units			46,000.00	13,225.00			12,094.00					79,944	7,994.40	3,997.20	91,936
308-310-312-314 Harr	24 Units			46,000.00	13,225.00			23,079					90,229	9,022.90	4,511.45	104,568
318-320-322-324 Harr	24 Units							23,079.00					36,304	3,630.40	1,815.20	41,750
401-05 M.D.	12 Units							17,094.00					25,319	2,531.90	1,265.95	29,117
406-410-414 M.D.	18 Units							18,374.00					31,599	3,159.90	1,579.95	36,339
411-415-417-419 M.D.	24 Units							23,079.00				45,748.00	99,802	9,980.20	4,990.10	114,772
508-510-512-514 Jack	24 Units							23,079.00					36,304	3,630	1,815.20	41,750
518-520-522 Jack	18 Units							18,374.00					31,599	3,159.90	1,579.95	36,339
526-528-530-532 Jack	24 Units							23,079.00					36,304	3,630.40	1,815.20	41,750
300 Marshall Dr.	49 Units	172,500.00	302,400.00		26,450.00	34,500.00		9,453					545,303.00	54,530.30	27,265.15	627,098.45
310 Marshall Dr.	49 Units		302,400.00	46,000.00	26,450.00	34,500.00		9,453.00					418,803.00	41,880.30	20,940.15	481,623.45
400 Marshall Dr.	48 Units		302,400.00	46,000.00	26,450.00	34,500.00	32,016.00	9,453.00				45,748.00	496,567.00	49,656.70	24,828.35	571,052.05
501 Marshall	49 Units		302,400.00		13,225.00	34,500.00		9,453.00					451,326.00	45,132.60	22,566.30	519,024.90
540 Marshall	48 Units		302,400.00		13,225.00	34,500.00	32,016.00	9,453.00	189,750.00				549,328.00	54,932.80	27,466.40	631,727.20
560 Marshall	49 Units		302,400.00		13,225.00	34,500.00	32,016.00	9,453.00	189,750.00				753,844.00	75,384.40	37,692.20	866,920.60
655 6th	49 Units		302,400.00			34,500.00		9,453.00					740,619.00	74,061.90	37,030.95	851,711.85
460 8th St.	48 Units		302,400.00		26,450.00	34,500.00	32,016.00	9,453.00					605,241.00	60,524.10	30,262.05	696,027.15
455 9th St.	49 Units		302,400.00			34,500.00	32,016.00	9,453.00	189,750.00				768,541.00	76,854.10	38,427.05	883,822.15
320 Jackson	57 Units			138,000.00	39,675.00	40,250.00		24,188		180,262.00	16,094.00	45,748.00	757,342	75,734.20	37,867.10	870,943
321 Harrison	57 Units				26,450.00	40,250.00							66,700	6,670.00	3,335.00	76,705
310 Jackson	47 Units				52,900.00	40,250.00		24,188.00	204,500.00		16,094.00		418,057	41,805.57	20,902.85	480,765
311 Harrison	57 Units				52,900.00	40,250.00						45,748.00	138,898	13,889.80	6,944.90	159,733
220 Adams	125 Units										11,500.00		414,000.00	41,400.00	20,700.00	476,100.00
221 Jackson	125 Units			86,250.00									258,750.00	25,875.00	12,937.50	297,562.50
311 13th	200 Units										13,800.00		416,300.00	41,630.00	20,815.00	478,745.00
(Total)	1353 Units	2,012,500.00	3,024,000.00	454,250.00	459,425.00	506,000.00	160,080.00	330,799.00	1,247,000.00	180,262.00	57,488.00	228,740.00	8,834,294.00	883,429.50	441,714.70	10,159,438

\*\*\*\* Please note the High Rised Buildings in Blue are Low Rise

\*\*\*\* High Rise in Yellow

\*\*\*\* High Rise in Yellow

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shirleymbishop@aol.com

# Memorandum

To: Mayor Dawn Zimmer  
C: Brandy Forbes  
From: Shirley M. Bishop, P.P.   
Date: May 21, 2014  
Re: Affordable Housing Survey

---

## I. BACKGROUND

The City of Hoboken retained me as its affordable housing consultant to prepare a survey that would be sent to all housing developments that were listed as containing affordable units. The purpose was to ascertain which developments would be eligible for credit according to the regulations of the Council on Affordable Housing (COAH).

## II. COAH REGULATIONS

N.J.A.C. 5:97-4.2 and 4.3 discuss eligible credits. It is important to note that only units created after April 1, 1980 are eligible for COAH credit.

## III. SURVEY RESULTS

The attached survey indicates that 773 affordable units came on-line after April 1, 1980, and of those, 701 would be eligible to receive COAH credit. The other 72 units that came on-line after April 1, 1980 received Regional Contribution Agreement (RCA) money and are not credited to Hoboken.

There are an additional 2,678 units that came on-line prior to April 1, 1980. Although these units do not count toward COAH credit, they are affordable units in Hoboken.

Only one development, Caparra Homes, was ultimately unresponsive and Caparra Homes is listed as containing one affordable unit.

With the 701 units available for COAH credit, the additional 72 units through RCAs, and the 2,678 units that are not eligible for COAH credit, Hoboken has 3,451 affordable units.

**IV. RELEVANCE FOR HOBOKEN**

COAH gave Hoboken a 419-unit rehabilitation and a zero new construction prior round obligation.

In a preliminary review of COAH's proposed substantive rules that were issued on April 30, 2014, it appears that Hoboken, as an Urban Aid community, will have a 222 unit rehabilitation obligation for the third round. That third round amount is expected to replace the 419 unit rehabilitation obligation for prior rounds. That reduced obligation is contingent on the newly proposed rules prevailing.

It is important to note that the rehabilitation share can also be addressed with new construction credit.

Since Hoboken can document 701 eligible credits, Hoboken could technically be considered to have addressed its rehabilitation obligation for prior rounds and/or for third round.

**V. THIRD ROUND OBLIGATION**

Although the third round rules and obligations are yet to be confirmed, Hoboken is well positioned with eligible credits to address whatever and whenever an obligation is forthcoming.

Hoboken Affordable Housing Survey, Final May 2014

Eligible Developments

Development Name	Development Location	Managing Agent	Managing Agent Address	Managing Agent Phone	Opened	Eligible	Type	Afford. Units	Credits
Adams Street Apartments	1118 Adams Street	Adams Street Apartments	1118 Adams Street	201-420-7706	2006	YES	F	90	18 *
Columbia Arms	514-526 Madison St	Columbia Arms	514 Madison St	201-659-8894	1991	YES	S	66	66
Columbian Towers	76 Bloomfield St	Columbian Towers	76 Bloomfield St	201-795-1144	1985	YES	F/S	134	134
Project Uplift	800-812 Willow Ave	Elaires Corporation	804 Willow Ave	201-798-5689	1985	YES	F	54	54
YMCA Single Room Occupancy	1301 Washington	Hoboken YMCA	1301 Washington Street	201-963-4100	2013	YES	F	91	91
Church Square South	126-209 Willow Ave	The Applied Companies	50 Washington Street	201-217-9893	1983	YES	F	79	79
Eastview Apartments	58-72 Washington St	The Applied Companies	50 Washington Street	201-963-3194	1982	YES	F	79	79
Elysian Estates	1300-1312 Washington Street	The Applied Companies	50 Washington Street	201-963-3194	1983	YES	F	55	55
Northvale Apartments IV	58 11th	The Applied Companies	50 Washington Street	201-963-3194	1981	YES	F	11	11
Westview Apartments	55-75 Bloomfield	The Applied Companies	50 Washington Street	201-963-3194	1981	YES	F	114	114

F- Family units

S- Senior/Age Restricted Units

TOTAL

773 701

\*72 of these units received Regional Contribution Agreement (RCA) money and are not credited to Hoboken.

Ineligible Developments

Hoboken has an additional 2,678 units of affordable housing that are not eligible for COAH credit (see "Ineligible Developments" sheet).

Total Affordable Housing Units

With 701 units eligible for COAH credit and an additional 72 units through RCAs and the 2,678 units that are not eligible for COAH credit, Hoboken has 3,451 affordable units.

Hoboken Affordable Housing Survey, Final May 2014

Ineligible Developments

Development Name	Development Location	Managing Agent	Managing Agent Address	Managing Agent Phone	Opened	Eligible	Type	Afford. Units	Credits
Clock Tower Apartments	300 Adams St	Clock Tower Apartments	300 Adams St	201-963-4640	1974	NO	F	68	0
Andrew Jackson Gardens	400 Marshall Drive	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1952	NO	F	601	0
Christopher Columbus Gardens	460 8th St and 455 9th St	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1952	NO	F	97	0
Fox Hill Gardens	311 Thirteenth St	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1973	NO	S	200	0
Harrison Gardens	Jackson and Harrison Streets	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1959	NO	F	208	0
James Monroe Gardens	221 Jackson St	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1961	NO	S	125	0
John Adams Gardens	220 Adams St	Hoboken Housing Authority	400 Harrison Street	201-798-0370	1973	NO	S	125	0
Marian Towers	400 First St	Marian Towers	400 First Street	201-653-7788	1976	NO	S	154	0
Marineview Plaza Apartments	Third and Hudson Streets	Marineview Plaza Apartments	2 Marineview Plaza	201-798-1800	1974	NO	F	432	0
Hudson Square South	201-215 Hudson St	The Applied Companies	50 Washington Street	201-963-3194	Market	NO	F	0	0
Northvale Apartments I	911-923 Clinton and 250-262 11th	The Applied Companies	50 Washington Street	201-963-3194	1975	NO	F	85	0
Northvale Apartments II	832-834 Willow, 901-909 Clinton, 725-727 Clinton and 1253 Bloomfield	The Applied Companies	50 Washington Street	201-963-3194	1976	NO	F	85	0
Northvale Apartments IIIA	1233-1241 Park and 1310-1312 Bloomfield	The Applied Companies	50 Washington Street	201-963-3194	1978	NO	F	49	0
Northvale Apartments IIIB	50-56 11th and 1000 Clinton	The Applied Companies	50 Washington Street	201-963-3194	1977	NO	F	50	0
Observer Park Apartments	50 Bloomfield and 51 Grand	The Applied Companies	50 Washington Street	201-217-9893	NO	NO	SOLD	0	0
Church Towers	400-536 Clinton	Total Property Concepts	10 Church Towers	201-659-0604	1967	NO	F	399	0

F- Family units

S- Senior/Age Restricted Units

TOTAL

2678 0

Hoboken Affordable Housing Survey, Final May 2014

Unresponsive Developments

Development Name	Development Location	Managing Agent	Managing Agent Address	Managing Agent Phone	Opened	Eligible	Type	Afford. Units	Credits
Caparra Homes	86 Grand St	Caparra Homes	86 Grand St	201-420-2245	No Response			1	

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# Memorandum

**To:** Mayor Dawn Zimmer  
**CC:** Brandy Forbes, Ronald Cucchiaro  
**From:** Shirley M. Bishop, P.P.  
**Date:** August 5, 2014  
**Re:** **Affordable Housing Units In Eligible Urban Aid Municipalities**

---

You have asked me to research where Hoboken ranks in the number of completed affordable housing units compared to other municipalities. Since Hoboken is an Eligible Urban Aid Community, I researched the number of affordable housing units in 45 urban aid communities and ranked the municipalities accordingly.

The New Jersey Guide to Affordable Housing lists all income-restricted low and moderate income housing in New Jersey by municipality and county and that Guide was the basis for calculating the number of affordable units in each of the 45 municipalities.

As you can see, out of the 45 Urban Aid Municipalities, Hoboken with 3,532 affordable units, has the **seventh** highest number of affordable units. Only Newark (22,468), Jersey City (11,433), Trenton (7,777), Camden (6,185), Paterson (5,381) and East Orange (4,252) have more affordable units.

Using the 2010 US Census figures, I looked at those municipalities with more relevant populations between 40,000 and 75,000 to see how Hoboken ranked in the provision of affordable housing. There were 13 municipalities with populations that fell into that category. Of the 13 municipalities, only East Orange had a higher number of affordable units. However, on a scale of affordable units per capita ( per 1,000 residents), Hoboken ranked **first** as you can see below:

<b>City</b>	<b>Affordable Housing Units</b>	<b>Population</b>	<b>Affordable Housing Units Per Capita (per 1,000 residents)</b>	<b>Rank (total)</b>	<b>Rank (per capita)</b>
Hoboken	3532	50005	70.63	2	1
East Orange	4252	64270	66.16	1	2
West New York	2338	49708	47.03	3	3
Bayonne	2100	63024	33.32	4	4
New Brunswick	1746	55181	31.64	6	5
Plainfield	1485	49808	29.81	8	6
North Bergen	1773	60773	29.17	5	7
Vineland	1702	60724	28.03	7	8
Perth Amboy	1232	50814	24.25	9	9
Irvington	1199	53926	22.23	11	10
Passaic	1216	69781	17.43	10	11
Bloomfield	261	47315	5.52	12	12
Union City	26	66455	0.39	13	13

Clearly, as demonstrated above, Hoboken is a leader in providing affordable housing units and that achievement places Hoboken in the forefront of providers in the State.

URBAN AID	MUNICIPALITIES	AFFORDABLE	HOUSING
<u>ELIGIBLE URBAN AID</u>	<u>AFFORDABLE UNITS</u>	<u>RANKING</u>	<u>POPULATION</u>
<b>Atlantic:</b>			
Pleasantville City	427	32	20,249
<b>Bergen:</b>			
Garfield City	492	30	30,487
Lodi Borough	222	38	24,136
<b>Burlington:</b>			
Mount Holly Township	131	41	9,536
Pemberton Township	193	39	27,912
<b>Camden:</b>			
Camden City	6,185	4	77,344
Gloucester City	305	35	11,456
Pennsauken Township	549	27	35,885
<b>Cape May:</b>			
Wildwood City	293	36	5,325
<b>Cumberland:</b>			
Bridgeton City	1,216	19	25,349
Millville City	1,173	21	28,400
Vineland City	1,702	14	60,724
<b>Essex:</b>			
Belleville Township	7	44	35,926
Bloomfield Township	261	37	47,315
East Orange City	4,252	6	64,270
Irvington Township	1,199	20	53,926
Newark City	22,468	1	277,140
City of Orange Township	2,098	11	30,134
<b>Gloucester:</b>			
Glassboro Borough	649	26*	18,579
Paulsboro Borough	150	40	6,097
Woodbury City	500	29	10,174
<b>Hudson:</b>			
Bayonne City	2,100	10	63,024
<b>Hoboken City</b>	<b>3,532</b>	<b>7</b>	<b>50,005</b>
Jersey City City	11,433	2	247,597
North Bergen Township	1,773	12	60,773
Union City City	26	43	66,455

West New York Town	2,338	9	49,708
<b>Mercer:</b>			
Trenton City	7,777	3	84,913
<b>Middlesex:</b>			
Carteret Borough	540	28	22,844
New Brunswick City	1,746	13	55,181
Perth Amboy City	1,232	17	50,814
<b>Monmouth:</b>			
Ashbury Park City	1,605	15	16,116
Keansburg Borough	373	34	10,105
Long Branch City	1,153	22	30,719
Neptune Township	752	24	27,935
<b>Ocean:</b>			
Lakewood Township	1,040	23	92,843
<b>Passaic:</b>			
Passiac City	1,216	18	69,781
Paterson City	5,381	5	146,199
<b>Salem:</b>			
Penns Grove Borough	417	33	5,147
Salem City	707	25	5,146
<b>Union:</b>			
Elizabeth City	2,908	8	124,969
Hillside Township	46	42	21,404
Plainfield City	1,485	16	49,808
Roselle Borough	433	31	21,085
<b>Warrren:</b>			
Phillipsburg Town	649	26*	14,950

\* Tied

May-14



March 26, 2014

Dear Council Members:

As I outlined in the attached letter to Commissioner Cerf, I believe it is the responsibility of the City to support all our public schools - both the traditional school district and our three existing charter schools.

As you may know, HoLa has just received State approval for a two-grade expansion from the previously approved K-6 to K-8. This expansion has been extremely controversial and has fostered a vigorous debate in which many legitimate issues with respect to school funding were raised.

As I made clear in a letter to all school administrators and school board members in December (see attached), I do not believe any further expansion of our charter school system, beyond this recent approval by the State for HoLa, would be appropriate, and I will strongly oppose any applications for new charter schools or for any further expansion of our existing charter schools.

While this debate has at times been an emotional one, the emotion has been the result of strong, sincere opinions of people on all sides who care passionately about our children.

It is now time for all of us, whether we agree with the decision to permit HoLa's expansion or not, to accept the State's decision, move forward, and work together to make all of our schools the best that they can be.

As I discussed in my letter to Commissioner Cerf, all of our schools face facilities challenges as our City grows, and it is important that they all have adequate facilities for the long-term.

I write to ask for your support to ensure this important goal and outline the steps that I believe need to be taken.

As you may know, Hoboken Charter has acquired long-term space for their school on Washington Street. We want to work with the district to understand their future needs and see if there are potential opportunities for partnerships in the future. Elysian Charter School is currently in negotiations for a long-term location in north Hoboken, and HoLa is still in need of a long-term location.

Based on the positive collaboration between the Boys and Girls Club and HoLa, I am writing to propose that the City expand our building on Jefferson Street to both provide a long-term home for

## OFFICE OF THE MAYOR

HoLa and to ensure adequate facilities for the Boys & Girls Club. HoLa would pay fair market rent for the space at the Boys & Girls Club, based on an evaluation of all factors (see below).

This expansion would require the following:

First, hiring a third party independent financial expert to determine a fair agreement to be negotiated between the City of Hoboken, HoLa, and the Boys & Girls Club (This review would consider the investment that HoLa has already made, future costs, and fair rents based on a review of what other schools are paying for school facilities in our City, etc.).

In order to start the process, the City is drafting a letter of understanding between HoLa, the Boys & Girls Club, and the City that would set the framework so that HoLa could begin the application process for a zoning variance that requests a permit for the expansion of the building. Gary Greenberg, Executive Director of the Boys & Girls Club, has expressed his support for this proposal. My administration will present this letter of understanding to the City Council for your support. I have also requested that the Executive Directors present the letter of understanding to their respective boards so that we may move forward together.

In addition, the City will need to go through what is called a diversion process with Green Acres to divert the existing Green Acres designation for the Boys & Girls Club building to a proposed diversion property at 7<sup>th</sup> Street and Jackson Street (The City is actively engaged in negotiations to complete this property acquisition with the active participation of the Council Subcommittee).

The diversion process will involve a full public process and is extremely important for the City of Hoboken. We must complete this process to ensure that we have access to Green Acres funding going forward.

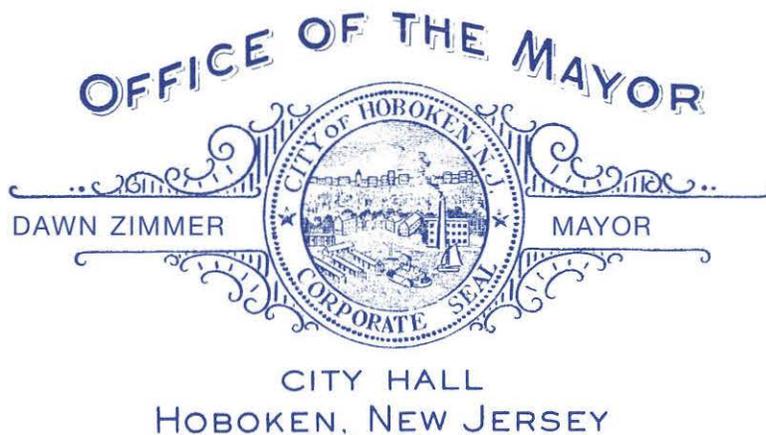
In the very short term, HoLa will be coordinating with the Boys & Girls Club to share space so that their 6th grade can be accommodated for next year as long term plans are finalized.

Please feel free to call me if you have any questions on this important matter.

Thank you.



Mayor Zimmer



December 5, 2013

Dear Superintendent Toback, Director Sargent, Director Grode, and Director Laub:

Thank you all for speaking with me about HoLa's expansion and the future of our school system, and for responding to my various follow-up questions.

Attached please find my letter of support to the NJDOE for HoLa's proposed expansion to 8th grade.

As I have discussed with each of you, I firmly believe that we have four excellent public school choices for Hoboken families, our traditional public school district, and three great charter school districts.

While I recognize that HoLa's expansion will have an impact on school taxes, it is something that will be phased in over time. HoLa is a valuable part of our public school system. Our three Charter Schools and our traditional School District provide four excellent choices for Hoboken families. I want to make it clear that if the Superintendent and the School Board, after evaluating all options, determine that a tax increase is necessary to support all of our public schools, including our charter schools, then I will support that decision because I recognize that all of our public schools must be properly funded to ensure a quality education for every public school student.

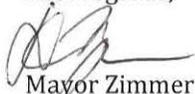
I hope that going forward, all four districts can try to work together and build synergies that could strengthen our entire public school system. I hope this expansion is approved, and if so, then I think the focus should be on building connections between the Charter School districts and our traditional School District, especially with Hoboken High School. After HoLa's expansion to 8th grade, I would not support any new charter schools or further charter expansions. As I discussed with each of you, the City would be willing to support and help to facilitate partnerships in any way that you think would be helpful.

My letter discusses how Hoboken has become a place where families want to stay and be connected as a community. This is great for Hoboken as a City, but also presents a challenge with regard to facilities. I hope to work with all of you to possibly incorporate the future growth of Hoboken's expanding educational needs into our Redevelopment process going forward.

I recognize that this has been a challenge for all of you and your parent communities. I hope that what can come out of this turmoil is a recognition that we have four great districts in our school system that are all an important part of our community and that our school system as a whole can become even stronger through a respectful partnership going forward.

Thank you again. Feel free to reach out if you want to discuss this further.

Best regards,

  
Mayor Zimmer



December 5, 2013

Chris Cerf  
Commissioner of Education  
New Jersey Department of Education  
100 River View Plaza  
P.O. Box 500  
Trenton, NJ 08625

Dear Commissioner Cerf, Assistant Commissioner Popoff, and Ms. Ruck:

I write this letter in support of the pending renewal application from the Hoboken Dual Language Charter School ("HoLa") which proposes adding 7<sup>th</sup> and 8<sup>th</sup> grades. HoLa currently serves grades K-5 and has already been approved to expand through 6<sup>th</sup> grade.

Hoboken is the fastest growing City in New Jersey, having grown from approximately 38,000 in 2000 to over 52,000 today. In the past, many families viewed Hoboken as just a stepping stone to the suburbs, leaving town when their children became school aged. Today, more and more families are choosing Hoboken as their long-term home.

This is an extremely positive trend for our City since it means more of our residents are rooted in our community. It also has important implications for our schools. As our school aged population grows, our public education system needs to grow with it. This creates serious challenges in terms of both physical capacity and funding that will need to be addressed.

It is important to note that these challenges are not due to the existence of our three excellent Charter Schools, except to the extent that the Charters have been a positive factor in helping families decide to remain in Hoboken as their children get older. The challenges are due to the simple fact that the demand for public education in Hoboken is rapidly growing as more people both move to Hoboken and decide to stay longer.

Approximately 2,000 students attend grades K-8 at our four public school districts, of which around 800 attend our three Charter Schools. Individually, none of our school districts have enough excess capacity to handle the projected growth of our school aged population. Put simply, without our Charter Schools, our City would not have the physical capacity to provide all of our existing public school children with a public school education. Hoboken's Charter Schools have provided much

needed additional capacity and continue to be a vital part of the solution to the challenges facing our educational system as a whole.

Since the costs associated with adding 7<sup>th</sup> and 8<sup>th</sup> grades to HoLa will be phased in over time, expanding this Charter School to complete a K-8 education will not, in my opinion, create an undue burden on our taxpayers. I have been advised by Superintendent Tobak that the allocation for Hoboken's charter children is approximately \$12,000 per student and our current school tax levy is approximately \$38 million.

The number of Hoboken residents currently enrolled in HoLa's third, fourth and fifth grades is as follows:

Grade 3: 36 Hoboken Students  
Grade 4: 38 Hoboken Students  
Grade 5: 13 Hoboken Students

Assuming these populations remain as they are through 7<sup>th</sup> and 8<sup>th</sup> grade (and the cost is funded entirely by increased taxes rather than by school budget cuts), the incremental annual cost to taxpayers of the expansion will be as follows:

Year 1 (2015-2016): \$156,000 (0.4% of tax levy)  
Year 2 (2016-2017): \$456,000 (1.2% of tax levy)  
Year 3 (2017-2018): \$276,000 (0.7% of tax levy)

The total cost of phase in of the two new grades over 3 years would be 2.3% of the current tax levy starting in 2015, the first year that there will be a 7<sup>th</sup> grade class.

In my opinion, this modest cost to support the ability of HoLa's students to continue their bilingual education through the 8<sup>th</sup> grade while increasing the overall middle school capacity of our public school systems is well worth the cost. On a personal note, as the mother of a 7<sup>th</sup> grader who attends the Hoboken K-8 Elysian Charter School, I understand how difficult it would have been for my son to change schools for 7<sup>th</sup> and 8<sup>th</sup> grade.

It is true that the cost of adding the 7<sup>th</sup> and 8<sup>th</sup> grades would be in addition to the costs already created by the existing K-6 approval. But even taken together (assuming that all new grades will be filled to capacity by Hoboken residents, an assumption that is unlikely to be correct), the total cost to taxpayers would be slightly over 5% of the current tax levy over 4 years (approximately 1.4% in 2014). Using a more realistic assumption that only 85% of new capacity will be filled by Hoboken residents, the total cost to taxpayers would be 4.3% of the current tax levy over 4 years, or an average of 1.1%.

As a Mayor with a record of cutting municipal taxes by 12 percent over the last four years, I do not take the possibility of an increase in school taxes lightly. However, the future of Hoboken depends on our ability to create the best possible public school choices. While it is most important for our children, it also is a wise investment for all of our taxpayers. The choices that our four school districts provide to Hoboken families significantly strengthen our overall property values.

As a result of Hoboken's rapid growth and because more families with school age children are deciding to stay in our City, it is absolutely true that Hoboken faces an impending school funding

and facilities crisis. But the existence of HoLa and its proposed expansion to 8<sup>th</sup> grade are not the reason for the crisis, and denying the expansion will not help to solve the problem.

The problem, put simply, is that we will have to figure out a way to pay for the costs of our success. More families staying in Hoboken means more Hoboken children attending all of our public schools. Eventually, all of our schools will be filled to capacity by Hoboken children. The challenges posed by this growth are greater because the increase in student population will not be accompanied by a sufficient corresponding increase in school tax rates for two reasons:

1. Much of the population growth has taken place in PILOTEd redevelopment zones that do not contribute to the cost of running our schools; and

2. Whenever an individual or family that didn't use the public schools sells their home and is replaced by a family that does use the public schools, the number of students enrolled increases while the tax base remains the same. To the extent increased demand for our public schools has resulted from replacing transient families in existing housing with more rooted families, no new rates are created to pay the cost of increased enrollment.

My administration is committed to ensuring that our schools are no longer shortchanged by the practice of PILOTEing residential development. And as we consider future redevelopment plans, we are committed to making sure that the infrastructure needs of our schools are fully considered in the planning process. At the end of the day, we will have to find a way to pay the cost of educating our growing public school population no matter which of our four excellent public school districts they choose to attend.

Our schools must not be pitted against each other in a destructive battle for resources that hurts us all. The solution must involve supporting all of our existing schools, so that we can provide a quality public school education for every Hoboken family.

Thank you for your consideration of my perspective on this important issue. Please feel free to contact me if you have any further questions.

Best regards,



Mayor Dawn Zimmer