Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 01/27/25 07:00 PM

2025 RESOLUTION APPROVAL

RESOLUTION COMMITTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED NUMBERS

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter **"Amended FHA"**); and

WHEREAS, the Amended FHA requires the Department of Community Affairs (**"DCA"**) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 (**"DCA Report"**) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Township of Bloomfield's (**"Bloomfield"**) Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 329 and a Prospective Need or New Construction Obligation of zero (**"0"**); and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, Bloomfield accepts the DCA calculations of Bloomfield's fair share obligations and commits to its fair share of 329 units present need and zero (**"0"**) units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Bloomfield reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

CERTIFICATION

Louise M. Palagano

I, _____, Clerk of the Township of Bloomfield, County of Essex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council at a meeting held on January 27, 2025.

_____
Clerk

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Approved as to form and procedure on basis of facts set forth.

_____
Director of Law–Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

_____
Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on January 27, 2025.

_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✓ Vote Record – Resolution			Yes/Aye	No/Nay	Abstain	Absent
☐ Adopt ☐ Deny						
☐ Withdrawn	Rosalee Gonzalez		☑	☐	☐	☐
☐ Table ☐ Not Discussed	Nicholas Joanow		☑	☐	☐	☐
☐ First Reading	Sarah Cruz		☑	☐	☐	☐
☐ Table with no Vote	Monica Charris Tabares		☑	☐	☐	☐
☐ Approve ☐ Veto by Mayor	Wartyna Davis		☐	☐	☐	☑
☐ Discussion	Widney Polynice		☑	☐	☐	☐
☐ Defeated ☐ Discussion No Vote	Jenny Mundell		☑	☐	☐	☐