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SPONSORED BY:   
SECONDED BY: *N. Ramon*

**CITY OF HOBOKEN  
RESOLUTION NO.:**

**RESOLUTION OF THE CITY OF HOBOKEN, HUDSON COUNTY,  
COMMITTING TO THE CITY'S FOURTH ROUND AFFORDABLE  
HOUSING OBLIGATION AS CALCULATED BY THE DCA**

1. **WHEREAS**, on March 20, 2024, Governor Philip D. Murphy signed P.L. 2024, c.2 into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and,
2. **WHEREAS**, the Amended FHA abolished the Council on Affordable Housing, also known as COAH, and delegated its responsibilities to the New Jersey Department of Community Affairs (hereinafter "DCA"), the New Jersey Housing and Mortgage Finance Agency, and the Affordable Housing Dispute Resolution Program (hereinafter "DRP"), created by the same law; and,
3. **WHEREAS**, the Amended FHA requires the DCA to calculate non-binding estimates of fair share obligations on or before October 20, 2024; and,
4. **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,
5. **WHEREAS**, the DCA Report calculates the City of Hoboken's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 126 and a Prospective Need or New Construction Obligation of 0; and,
6. **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,
7. **WHEREAS**, in addition to the above, the Acting Administrative Director of the Administrative Office of the Court issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and,
8. **WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and,
9. **WHEREAS**, based on the foregoing, the City of Hoboken accepts the DCA calculations of the City's fair share obligations and commits to its fair share of 126 units present need and 0 units prospective need; and,

10. **WHEREAS**, the City of Hoboken seeks a certification of compliance with the FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** on this 22nd day of January, 2025 by the City Council of the City of Hoboken, Hudson County, New Jersey as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. For the reasons set forth in this resolution, the City of Hoboken hereby commits to the DCA Round 4 Present Need Obligation of 126 units and the Round 4 Prospective Need Obligation of 0 units described in this resolution.
3. The City of Hoboken hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in Hudson County within 48 hours after adoption of this resolution.
4. The City of Hoboken authorizes its Affordable Housing Counsel to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. The City of Hoboken hereby directs its City Clerk to post this resolution on the City website within 48 hours after adoption of this resolution, attaching this resolution.
6. This resolution shall take effect immediately, according to law.

**Meeting Date: January 22, 2025**

**APPROVED:** \_\_\_\_\_

**JASON FREEMAN  
BUSINESS ADMINISTRATOR**

**APPROVED AS TO FORM:** \_\_\_\_\_

**BRIAN ALOIA, ESQ.  
CORPORATION COUNSEL**

✓ Vote Record - CC - Resolution					
		Yes/Aye	No/Nay	Abstain/Alternate	Absent
	Vacant Until Nov. 4 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phil Cohen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiffanie Fisher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emily Jabbour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paul Presinzano	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joe Quintero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruben Ramos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Michael Russo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Doyle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Adopted
- Denied
- Carried