

RESOLUTION 2025-103

RESOLUTION OF THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY APPOINTING ADMINISTRATIVE AGENT(S) FOR THE ADMINISTRATION OF THE TOWNSHIP'S AFFORDABLE HOUSING PROGRAM

WHEREAS, on January 22, 2025, Florence Township Council adopted Resolution 2025-49, which established the Township's Fourth Round Present and Prospective Need pursuant to the amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., per P.L. 2024, c.2; and

WHEREAS, on January 23, 2025, the Township submitted a Declaratory Judgment Action to the New Jersey Superior Court captioned In the Matter of Florence Township BUR-L-000178-25; and

WHEREAS, on April 8, 2025, the Superior Court of New Jersey entered an Order on Fair Share Obligations, fixing the Township's Fourth Round Present Need at forty-two (42) affordable units, and the Township's Fourth Round Prospective Need at one-hundred-seven (107) affordable units; and

WHEREAS, on May 27, 2025, the Planning Board of the Township of Florence (the "Planning Board") will hold a public hearing and vote on adoption of the Township's 2025 Fourth Round Housing Element and Fair Share Plan (the "Plan"), addressing the Township's Prior Round obligation, Third Round obligation, Fourth Round obligation, and Fourth Round Present Need/Rehabilitation Share as established; and

WHEREAS, under authorization of the FHA, the Township is implementing a program to provide affordable housing units to very-low, low- and moderate-income households desiring to live within the Township; and

WHEREAS, at N.J.A.C. 5:80-26.1 et seq., the State has promulgated affordability controls in regulations (known as the "Uniform Housing Affordability Controls", hereinafter the "UHAC") designed to implement the FHA, by assuring that very-low, low- and moderate-income units that are created under the FHA are occupied by very-low, low- and moderate-income households for an appropriate period of time (the "Rules"); and

WHEREAS, N.J.A.C. 5:80-26.14 provides that affordability controls shall be administered by an administrative agent acting on behalf of the municipality; and

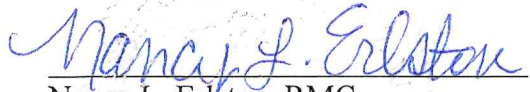
WHEREAS, the Department of Community Affairs (the "DCA"), as required by the FHA, proposed New Rules at N.J.A.C. 5:99-7.1 which provide that municipalities are authorized to designate or approve an administrative agent to administer the affordable housing program in accordance with the requirements of the FHA, the Affordable Housing Dispute Resolution Program (the "Program"), and the UHAC; and

WHEREAS, the Township has selected a number of experienced Administrative Agents (hereinafter referred to as "Administrative Agents") as set forth in the Township's 2025 Fourth Round Housing Element and Fair Share Plan, to be the Administrative Agents for the purposes of providing affordability control services for the affordable housing sites and programs within the Township; and

WHEREAS, the Administrative Agents shall perform the duties and responsibilities of an administrative agent as set forth in the Rules, the FHA, the Program, and DCA's proposed New Rules at N.J.A.C. 5:99-7.1 through -7.5 as amended.

NOW THEREFORE BE IT RESOLVD by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey, that the experienced Administrative Agents as set forth in the Township's 2025 Fourth Round Housing Element and Fair Share Plan are hereby appointed by the Township Council of the Township of Florence as the Administrative Agents for the Administration of the Township's affordable housing program.

I, NANCY L. ERLSTON, Clerk of the Township of Florence, County of Burlington, State of New Jersey do hereby certify that the forgoing resolution is a true copy of a resolution approved by the Township Council at a meeting held on May 14, 2025.


Nancy L. Erlston, RMC
Township Clerk

