

RESOLUTION NO. 2025-104

**RESOLUTION OF THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY, EXPRESSING INTENT TO PROVIDE THE FUNDS
NECESSARY TO SATISFY THE TOWNSHIP'S AFFORDABLE HOUSING**

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, pursuant to the State's affordable housing regulations and policies, in order to assure the creditworthiness of the various compliance techniques included in its Plan, the Township must demonstrate adequate and stable funding sources; and

WHEREAS, since the Township is committed to securing judicial approval of its Plan, in order to provide an adequate and stable funding source for the components of the Plan, the Township shall rely on the funds in its Affordable Housing Trust Fund, established by its Development Fee Ordinance; and

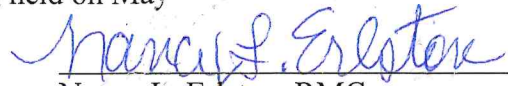
WHEREAS, if – after exhausting every potential funding source and every valid compliance technique – the Township still cannot secure sufficient funding to completely satisfy its affordable housing obligations without being forced to raise or expend municipal revenues in order to provide low- and moderate-income housing, the Township will cover such costs through bonding and/or other legal means; and

WHEREAS, the Township wishes to leave no question as to the Township's intent to cover the cost of implementing its 2025 Fourth Round Housing Element and Fair Share Plan or any modification thereof that may be necessary;

NOW THEREFORE BE IT RESOLVED by the Mayor and members of the Township Council of the Township of Florence, County of Burlington, State of New Jersey as follows:

1. In order to provide adequate and stable funding for its 2025 Fourth Round Housing Element and Fair Share Plan, Florence Township shall maximize use of its funds from its Affordable Housing Trust Fund to facilitate the economic feasibility of the compliance techniques set forth in the Township's 2025 Fourth Round Housing Element and Fair Share Plan; and
2. If, after exhausting every potential funding source available and its Development Fee Affordable Housing Trust Fund, the Township still cannot secure sufficient financing to completely satisfy its affordable housing obligations within the timeframes established by the Fair Housing Act, the Township will fully fund, by way of municipal bonding, any gaps in financing to assure the economic feasibility of the rehabilitation and affordable compliance techniques included in the Township's 2025 Fourth Round Housing Element and Fair Share Plan.
3. The Township reserves the right to recoup any subsidy provided through future collections of development fees as such funds become available.

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



Nancy L. Erlston, RMC
Township Clerk

