

# Resolution of the City of Jersey City, N.J.

File No. Res. 25-456  
Agenda No. 10.45  
Approved: Jun 25 2025



## RESOLUTION OF THE CITY OF JERSEY CITY ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE JERSEY CITY PLANNING BOARD.

### COUNCIL offered and moved adoption of the following resolution:

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II"; and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity while developing and seeking approval of a Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption of the Plan; and

WHEREAS, in accordance with this statutory procedure, the City adopted a resolution committing to a fair share and filed a declaratory relief action within 48 hours from adoption of the binding resolution; and

WHEREAS, in accordance with this statutory procedure, the City and the New Jersey Builder's Association entered into a mediation agreement setting the City's Round 4 prospective need at 3733, subject to applicable adjustments; and

WHEREAS, the City asked its affordable housing planning consultant, Elizabeth McManus, PP, AICP, LEED, AP of Kyle + MacManus Associates to prepare a HEFSP to address the City's affordable housing obligations under FHA II; and

WHEREAS, Elizabeth McManus, PP, AICP, LEED, AP prepared a HEFSP and the Jersey City Planning Board adopted the HEFSP prepared on June 24, 2025, which is attached hereto as Exhibit A; and

WHEREAS, in accordance with the procedure established by FHA II, the City's Affordable Housing Counsel filed the duly adopted HEFSP with the Program within 48 hours from adoption; and

WHEREAS, the City Council now wishes to endorse the HEFSP adopted by the Jersey City Planning Board and seek approval of the HEFSP by the Program and Court.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:

- 1.The City Council hereby endorses the Fourth Round HEFSP previously adopted by the Jersey City Planning Board and attached hereto.
- 2.The City Council hereby directs the City's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.
- 3.The City reserves the right to further amend the HEFSP attached hereto, should that be necessary.

### CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Council of Jersey City at a regular meeting held on the 25th day of June, 2025.

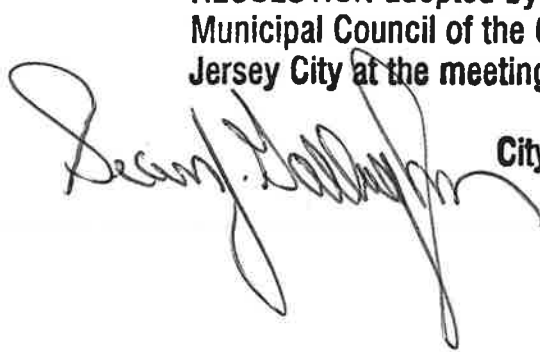
Res. 25-456

Approved: June 25 2025

**Resolution of the City of Jersey City endorsing the Housing Element and Fair Share Plan adopted by the Jersey City Planning Board.**

Municipal Clerk

**CERTIFIED to be a true copy of an  
RESOLUTION adopted by the  
Municipal Council of the City of  
Jersey City at the meeting of**

 6/25/2025

**City Clerk**

Res. 25-456

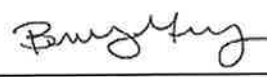
Approved: June 25 2025

**Resolution of the City of Jersey City endorsing the Housing Element and Fair Share Plan adopted by the Jersey City Planning Board.**

APPROVED AS TO LEGAL FORM



Business Administrator



Corporation Counsel

☐ Certification Required

RECORD OF COUNCIL VOTE – Jun 25														8-0	
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent	N, V, – (Abstain)
RIDLEY	✓				SALEH	✓				DEGISE	✓				
HULINGS	✓				SOLOMON	✓				RIVERA	✓				
BOGGIANO				✓	GILMORE	✓				WATTERMANN, PRES	✓				

Adopted at a meeting of the Municipal Council of the City of Jersey.



President of Council



City Clerk

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Approved: June 25 2025

**Resolution of the City of Jersey City endorsing the Housing Element and Fair Share Plan adopted by the Jersey City Planning Board.**

**RESOLUTION FACT SHEET -**

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Project Manager**

John McKinney, Attorney	x5228	jmckinney@jcnj.org
Department	Department of Law	
Division	Corporation Counsel	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Jun 25 2025
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**Purpose**

To formally adopt a housing element and fair share plan pursuant to the State of New Jersey Fair Housing Act and applicable regulations.

**ATTACHMENTS:**

<u>250612 Draft Housing Plan</u>
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Approved by  
John McKinney, Attorney  
John Metro, Business Administrator

Status:  
Approved - Jun 18 2025  
Approved - Jun 24 2025