

**CITY OF UNION CITY
PLANNING BOARD**

**RESOLUTION ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN
ADDRESSING THE FOURTH ROUND AFFORDABLE HOUSING
OBLIGATIONS FOR THE CITY OF UNION CITY.**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (“Amended FHA”); and

WHEREAS, the amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 (“Fourth Round” or “Round Four”); and

WHEREAS, the amended FHA requires, among other things, that municipalities prepare and adopt a Housing Element and Fair Share Plan on or before June 30, 2025; and

WHEREAS, in addition, the Administrative Office of the Courts issued Administrative Directive #14-24, dated December 13, 2024, which established additional procedures for municipalities compliance with the amended FHA; and

WHEREAS, on April 11, 2025, a Decision and Order Fixing Municipal Obligations for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle was issued by the Court, on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”) (the “Decision and Order”), which established the City of Union City’s affordable housing obligation as having a Present Need of 2,088 affordable housing units and a Prospective Need of 0 affordable housing units; and

WHEREAS, in compliance with the amended FHA, the Planning Board of the City of Union City (the “Planning Board”) has made a determination to adopt a Fourt Round Housing Element and Fair Share Plan for the City of Union City in compliance with the Decision and Order; and

WHEREAS, the City Planners, Heyer Gruel & Associates, have prepared a Housing Element and Fair Share Plan, which has been reviewed by the Planning Board; and

WHEREAS, the Planning Board held a duly noticed public hearing on the Housing Element and Fair Share Plan on June 24, 2025 in compliance with the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., specifically N.J.S.A. 40:55D-13; and

WHEREAS, upon conclusion of the public hearing, the Planning Board determined that the proposed Housing Element and Fair Share Plan will guide the use of lands in the City in a manner which protects public health and safety, and promotes the general welfare, in accordance with N.J.S.A. 40:55D-28 and is designed to achieve access to affordable housing to meet the

City Fourth Round constitutional affordable housing obligations, and considers the lands that are most appropriate for construction of low- and moderate-income housing in accordance with N.J.S.A. 52:27D-310; and

WHEREAS, by the adoption of this Resolution, the Planning Board hereby approves the Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Board of the City of Union City, Hudson County, State of New Jersey hereby adopts the Fourth Round Housing Element and Fair Share Plan for the City of Union City, dated June 12, 2025, prepared by Heyer Gruel & Associates, which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that the Planning Board Secretary shall provide a copy of this Resolution to the Mayor, City Clerk, City Commissioners and City Attorney.

BE IT FURTHER RESOLVED that the Planning Board Secretary s hall send an official copy of the Fourth Round Housing Element and Fair Share Plan to the Hudson County Planning Board and the Office for Planning Advocacy, along with all other individuals and entities required under the Municipal Land Use Law, including a copy of this Resolution.

BE AND THE SAME IS HEREBY APPROVED.

I hereby certify that the above is a true copy of the Resolution adopted by the Planning Board of the City of Union City on June 24, 2025.

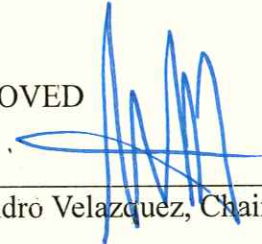
MOTION TO APPROVE:

MOVED BY:


SECONDED BY:

VOTE: FOR 5 AGAINST 0 ABSTAIN 0

APPROVED


Alejandro Velazquez, Chairperson

I certify that the foregoing is a true copy of the Resolution adopted on JUNE 24, 2025.



Carlos Vallejo, Secretary to the Board

Dated: JUNE 24, 2025