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November 6, 2024

Members of the NJILGA

Re: Impact of Proposed Amendment to Fair Housing Act if Enacted

Dear Counsel:

As you know, on October 18, 2024, the Department of Community Affairs (DCA) issued a report informing all New Jersey municipalities of their new Present Need obligation (also known as their rehab obligation) and their Round 4 obligation for Round 4. Many municipal officials were shocked by the number of housing units that would have to be constructed to meet "prospective need" for affordable units.

In my letter of October 15, I provided the members with the legislation that the New Jersey Institute of Local Government Attorneys (NJILGA) proposes to address the 2024 amendments to the Fair Housing Act (FHA) that have resulted in larger obligations for municipalities in Round 4. In that letter, I also informed you that, after the DCA issued its report, I would provide further detail on the considerable relief that municipalities would achieve if the Legislature acts to adopt the amendments proposed by NJILGA.

The following chart prepared by the NJILGA's Affordable Housing Committee shows the significant reduction of the regional need for Round 4 that would result if the Legislature adopts the proposed amendments:



REGION	Prospective Regional Need for Round 4 (per DCA Report)	Prospective Regional Need for Round 4 (per Proposed Legislation)	Percentage Reduction that Would Result From Proposed Legislation
1 (Bergen, Hudson, Passaic, Sussex)	27,743	5,683	79.5 Percent
2 (Essex, Morris, Union, Warren)	20,506	3,520	82.8 percent
3 (Hunterdon, Middlesex, Somerset)	11,604	3,107	73.2 percent
4 (Mercer, Monmouth, Ocean)	13,822	3,042	78 percent
5 (Burlington, Camden, Gloucester)	9,134	2,369	74 percent
6 (Atlantic, Cape May, Cumberland, Salem)	1,889	652	65.4 percent
TOTAL	84,698	18,373	78.3 percent

The Committee also prepared the attached chart comparing the obligations of each municipality under the DCA's October 18 Report to the obligations that would result under NJILGA's proposed legislation. Municipalities can examine the attached chart to see the differences and the benefit of NJILGA's proposal.

You may email me at mdonato@MicheleDonatoEsq.com if you have any questions about NJILGA's proposed legislation, the regional calculations set forth herein or the calculations in the attached report for each municipality.

We urge you to take a close look at the proposed amendments and take such measures as you consider appropriate to achieve real relief from overwhelming obligations.

Very truly yours,
Michele R. Donato
Michele R. Donato
President, NJILGA

cc: NJILGA Officers (by email transmission only)
NJILGA Trustees (by email transmission only)

COMPARISON SHEET -- Municipal Obligations

DCA Round 4 Prospective Need Obligations vs. Round 4 Prospective Need per NJILGA Proposed FHA Amendment)

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJILGA Proposed Legislation-w/caps)
REGION 1 (Bergen, Hudson, Passaic, and Sussex Counties)		
Allendale borough	260	53
Alpine borough	117	53
Bergenfield borough (QUAM)	0	0
Bogota borough	88	18
Carlstadt borough	486	105
Cliffside Park borough (QUAM)	0	0
Closter borough	251	51
Cresskill borough	155	32
Demarest borough	106	22
Dumont borough	128	26
East Rutherford borough	412	84
Edgewater borough	295	60
Elmwood Park borough	145	30
Emerson borough	181	37
Englewood city	381	78
Englewood Cliffs borough	329	67
Fair Lawn borough	412	84
Fairview borough	97	20
Fort Lee borough	382	78
Franklin Lakes borough	497	102
Garfield city (QUAM)	0	0
Glen Rock borough	222	45
Hackensack city (QUAM)	0	0
Harrington Park borough	202	41
Hasbrouck Heights borough	149	31
Haworth borough	221	49
Hillsdale borough	220	45
Ho-Ho-Kus borough	218	45
Leonia borough	104	21
Little Ferry borough	99	20
Lodi borough (QUAM)	0	0
Lyndhurst township	366	75
Mahwah township	629	129
Maywood borough	131	27
Midland Park borough	155	32
Montvale borough	348	71
Moonachie borough	224	62
New Milford borough	114	23
North Arlington borough	227	46
Northvale borough	112	23
Norwood borough	161	33
Oakland borough	306	63
Old Tappan borough	233	48

Oradell borough	186	38
Palisades Park borough	221	45
Paramus borough	1,000	312
Park Ridge borough	138	28
Ramsey borough	503	103
Ridgefield borough	223	46
Ridgefield Park village	126	26
Ridgewood village	427	88
River Edge borough	159	33
River Vale township	195	40
Rochelle Park township	109	22
*Rockleigh borough	14	24 capped at 14
Rutherford borough	223	46
Saddle Brook township	279	57
Saddle River borough	249	97
South Hackensack township	174	36
Teaneck township	431	88
Tenafly borough	297	61
*Teterboro borough	5	19 capped at 0
Upper Saddle River borough	233	48
Waldwick borough	178	36
Wallington borough	92	19
Washington township	184	38
Westwood borough	235	48
Woodcliff Lake borough	423	90
Wood-Ridge borough	130	27
Wyckoff township	387	79
Bayonne city (QUAM)	0	0
East Newark borough	22	5
Guttenberg town	56	12
Harrison town (QUAM)	0	0
Hoboken city (QUAM)	0	0
Jersey City (QUAM)	0	0
Kearny town (QUAM)	0	0
North Bergen township (QUAM)	0	0
Secaucus town	1,000	262
Union City (QUAM)	0	0
Weehawken township (QUAM)	0	0
West New York town (QUAM)	0	0
Bloomingtondale borough	434	89
Clifton city (QUAM)	0	0
Haledon borough	160	33
Hawthorne borough	300	61
Little Falls township	285	58
North Haledon borough	228	47
Passaic city (QUAM)	0	0
Paterson city (QUAM)	0	0
Pompton Lakes borough	106	22
Prospect Park borough	73	15
Ringwood borough	133	27

Totowa borough	528	108
Wanaque borough	183	38
Wayne township	1,000	357
West Milford township	197	40
Woodland Park borough	346	71
Andover borough	20	4
Andover township	69	14
Branchville borough	38	8
Byram township	115	24
Frankford township	64	13
Franklin borough	381	78
Fredon township	70	14
Green township	249	54
Hamburg borough	125	26
Hampton township	81	17
Hardyston township	674	332
Hopatcong borough	306	63
Lafayette township	52	11
Montague township	55	11
Newton town	72	15
Ogdensburg borough	40	8
Sandyston township	38	8
Sparta township	427	87
Stanhope borough	176	36
Stillwater township	53	11
Sussex borough	13	3
Vernon township	304	62
Walpack township	0	0
Wantage township	77	16

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJILGA Proposed Legislation-w/caps)
REGION 2 (Essex, Morris, Union, and Warren Counties)		
Belleville township (QUAM)	0	0
Bloomfield township (QUAM)	0	0
Caldwell borough	79	14
Cedar Grove township	170	29
City of Orange township (QUAM)	0	0
East Orange city (QUAM)	0	0
Essex Fells borough	124	21
Fairfield township	447	77
Glen Ridge borough	178	31
Irvington township (QUAM)	0	0
Livingston township	461	79
Maplewood township	216	37
Millburn township	555	95
Montclair township (QUAM)	0	0

Newark city (QUAM)	0	0
North Caldwell borough	118	20
Nutley township (QUAM)	0	0
Roseland borough	152	26
South Orange Village township	163	28
Verona township	173	30
West Caldwell township	272	47
West Orange township	660	113
Boonton town	153	26
Boonton township	81	14
Butler borough	94	16
Chatham borough	181	31
Chatham township	156	27
Chester borough	72	12
Chester township	120	21
Denville township	485	83
Dover town	113	19
East Hanover township	315	54
Florham Park borough	344	59
Hanover township	544	93
Harding township	83	14
Jefferson township	274	47
Kinnelon borough	102	18
Lincoln Park borough	202	35
Long Hill township	102	18
Madison borough	206	35
Mendham borough	133	23
Mendham township	120	21
Mine Hill township	65	11
Montville township	410	70
Morris township	571	98
Morris Plains borough	137	24
Morristown town	341	59
Mountain Lakes borough	267	46
Mount Arlington borough	60	10
Mount Olive township	459	79
Netcong borough	50	9
Parsippany-Troy Hills township	553	95
Pequannock township	280	48
Randolph township	355	61
Riverdale borough	110	19
Rockaway borough	73	13
Rockaway township	435	75
Roxbury township	989	170
Victory Gardens borough	6	1
Washington township	205	35
Wharton borough	74	13
Berkeley Heights township	275	47
Clark township	166	29
Cranford township	268	46

Elizabeth city (QUAM)	0	0
Fanwood borough	109	19
Garwood borough	80	14
Hillside township (QUAM)	0	0
Kenilworth borough	208	36
Linden city	787	135
Mountainside borough	171	29
New Providence borough	210	36
Plainfield city (QUAM)	0	0
Rahway city (QUAM)	0	0
Roselle borough (QUAM)	0	0
Roselle Park borough	75	13
Scotch Plains township	244	42
Springfield township	284	49
Summit city	345	59
Union township	585	101
Westfield town	397	68
Winfield township	11	2
Allamuchy township	281	48
Alpha borough	58	10
Belvidere town	131	22
Blairstown township	65	11
Franklin township	95	16
Frelinghuysen township	156	39
Greenwich township	360	128
Hackettstown town	105	18
Hardwick township	29	5
Harmony township	71	12
Hope township	31	5
Independence township	65	11
Knowlton township	32	6
Liberty township	35	6
Lopatcong township	87	15
Mansfield township	418	72
Oxford township	54	9
Phillipsburg town	75	13
Pohatcong township	65	11
Washington borough	27	5
Washington township	181	31
White township	322	55

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJILGA Proposed Legislation-w/caps)
REGION 3 (Hunterdon, Middlesex, and Somerset Counties)		
Alexandria township	75	20
Bethlehem township	51	14
Bloomsbury borough	15	4

Califon borough	23	6
Clinton town	54	14
Clinton township	174	47
Delaware township	60	16
East Amwell township	44	12
Flemington borough	25	7
Franklin township	52	14
Frenchtown borough	22	6
Glen Gardner borough	11	3
Hampton borough	9	2
High Bridge borough	33	9
Holland township	43	11
Kingwood township	50	14
Lambertville city	39	10
Lebanon borough	31	8
Lebanon township	46	12
Milford borough	23	6
Raritan township	336	90
Readington township	561	150
Stockton borough	20	5
Tewksbury township	76	20
Union township	118	32
West Amwell township	39	11
Carteret borough (QUAM)	0	0
Cranbury township	265	84
Dunellen borough	23	6
East Brunswick township	314	84
Edison township	727	195
Helmetta borough	24	7
Highland Park borough	45	12
Jamesburg borough	38	10
Metuchen borough	120	32
Middlesex borough	81	22
Milltown borough	51	14
Monroe township	751	201
New Brunswick city (QUAM)	0	0
North Brunswick township	239	64
Old Bridge township	685	184
Perth Amboy city (QUAM)	0	0
Piscataway township	539	144
Plainsboro township	309	83
Sayreville borough	270	72
South Amboy city	49	13
South Brunswick township	959	257
South Plainfield borough	208	56
South River borough	62	17
Spotswood borough	42	11
Woodbridge township (QUAM)	0	0
Bedminster township	72	19
Bernards township	218	58

Bernardsville borough	113	30
Bound Brook borough	31	8
Branchburg township	297	80
Bridgewater township	474	127
Far Hills borough	41	11
Franklin township	714	191
Green Brook township	120	32
Hillsborough township	565	151
Manville borough	34	9
Millstone borough	31	9
Montgomery township	260	70
North Plainfield borough	64	17
Peapack and Gladstone borough	75	20
Raritan borough	99	27
Rocky Hill borough	37	10
Somerville borough	74	20
South Bound Brook borough	22	6
Warren township	262	70
Watchung borough	119	32

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJLGA Proposed Legislation-w/caps)
REGION 4 (Mercer, Monmouth, and Ocean Counties)		
East Windsor township	368	81
Ewing township	319	70
Hamilton township	546	120
Hightstown borough	35	8
Hopewell borough	39	9
Hopewell township	543	120
Lawrence township	320	70
Pennington borough	58	13
Princeton	276	61
Robbinsville township	336	74
Trenton city (QUAM)	0	0
West Windsor township	661	145
Aberdeen township	101	22
Allenhurst borough	25	5
Allentown borough	28	6
Asbury Park city (QUAM)	0	0
Atlantic Highlands borough	48	11
Avon-by-the-Sea borough	29	6
Belmar borough	43	10
Bradley Beach borough	30	7
Brielle borough	65	14
Colts Neck township	101	22
Deal borough	15	3
Eatontown borough	193	42

Englishtown borough	30	7
Fair Haven borough	92	20
Farmingdale borough	22	5
Freehold borough	49	11
Freehold township	568	125
Hazlet township	140	31
Highlands borough	30	7
Holmdel township	133	29
Howell township	338	74
Interlaken borough	39	9
Keansburg borough	31	7
Keyport borough	37	8
Lake Como borough	19	4
Little Silver borough	98	21
Loch Arbour village	19	6
Long Branch city (QUAM)	0	0
Manalapan township	282	62
Manasquan borough	67	15
Marlboro township	579	127
Matawan borough	70	15
Middletown township	346	76
Millstone township	98	21
Monmouth Beach borough	47	10
Neptune township	170	37
Neptune City borough	32	7
Ocean township	166	37
Oceanport borough	61	13
Red Bank borough	154	34
Roosevelt borough	20	4
Rumson borough	117	26
Sea Bright borough	46	10
Sea Girt borough	73	16
Shrewsbury borough	97	21
Shrewsbury township	12	3
Spring Lake borough	68	15
Spring Lake Heights borough	44	10
Tinton Falls borough	219	48
Union Beach borough	45	10
Upper Freehold township	70	15
Wall township	744	164
West Long Branch borough	62	14
Barnegat Light borough	64	32
Barnegat township	71	16
Bay Head borough	40	9
Beach Haven borough	48	11
Beachwood borough	47	10
Berkeley township	209	46
Brick township	360	79
Eagleswood township	25	6
Harvey Cedars borough	31	7

Island Heights borough	28	6
Jackson township	954	210
Lacey township	172	38
Lakehurst borough	21	5
Lakewood township (QUAM)	0	0
Lavallette borough	34	7
Little Egg Harbor township	184	40
Long Beach township	47	10
Manchester township	412	91
Mantoloking borough	32	15
Ocean township	69	15
Ocean Gate borough	10	2
Pine Beach borough	30	7
Plumsted township	33	7
Point Pleasant borough	93	20
Point Pleasant Beach borough	89	20
Seaside Heights borough	36	8
Seaside Park borough	18	4
Ship Bottom borough	44	10
South Toms River borough	35	8
Stafford township	208	46
Surf City borough	39	9
Toms River township	670	148
Tuckerton borough	32	7

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJILGA Proposed Legislation-w/caps)
REGION 5 (Camden, and Gloucester Counties)		
Bass River township	23	6
Beverly city	19	5
Bordentown city	28	7
Bordentown township	159	41
Burlington city	30	8
Burlington township	308	80
Chesterfield township	60	16
Cinnaminson township	93	24
Delanco township	30	8
Delran township	96	25
Eastampton township	35	9
Edgewater Park township	59	15
Evesham township	220	57
Fieldsboro borough	13	3
Florence township	107	28
Hainesport township	77	20
Lumberton township	106	28
Mansfield township	82	21
Maple Shade township	78	20
Medford township	171	44

Medford Lakes borough	35	9
Moorestown township	250	65
Mount Holly township	41	11
Mount Laurel township	431	112
New Hanover township	21	5
North Hanover township	28	7
Palmyra borough	31	8
Pemberton borough	15	4
Pemberton township	79	20
Riverside township	18	5
Riverton borough	30	8
Shamong township	36	9
Southampton township	44	11
Springfield township	40	10
Tabernacle township	37	10
Washington township	13	3
Westampton township	165	43
Willingboro township	77	20
Woodland township	32	8
Wrightstown borough	12	3
Audubon borough	42	11
Audubon Park borough	4	1
Barrington borough	32	8
Bellmawr borough	43	11
Berlin borough	62	16
Berlin township	84	22
Brooklawn borough	13	3
Camden city (QUAM)	0	0
Cherry Hill township	571	148
Chesilhurst borough	36	9
Clementon borough	20	5
Collingswood borough	43	11
Gibbsboro borough	47	12
Gloucester township	339	88
Gloucester City	31	8
Haddon township	69	18
Haddonfield borough	93	24
Haddon Heights borough	43	11
Hi-Nella borough	9	2
Laurel Springs borough	23	6
Lawnside borough	35	9
Lindenwold borough (QUAM)	0	0
Magnolia borough	22	6
Merchantville borough	15	4
Mount Ephraim borough	22	6
Oaklyn borough	18	5
Pennsauken township (QUAM)	0	0
Pine Hill borough	79	20
Runnemede borough	39	10
Somerdale borough	30	8

Stratford borough	25	7
*Tavistock Boro	0	14 capped at 0
Voorhees township	206	53
Waterford township	52	14
Winslow township	292	76
Woodlynne borough	10	3
Clayton borough	65	17
Deptford township	398	103
East Greenwich township	153	40
Elk township	214	55
Franklin township	253	66
Glassboro borough (QUAM)	0	0
Greenwich township	101	26
Harrison township	306	79
Logan township	374	97
Mantua township	139	36
Monroe township	303	79
National Park borough	18	5
Newfield borough	20	5
Paulsboro borough	16	4
Pitman borough	34	9
South Harrison township	36	9
Swedesboro borough	26	7
Washington township	362	94
Wenonah borough	29	7
West Deptford township	260	67
Westville borough	16	4
Woodbury city (QUAM)	0	0
Woodbury Heights borough	36	9
Woolwich township	241	63

MUNICIPALITY	Round 4 Prospective Need (per DCA Oct. 18, 2024 Report -- w/caps)	Round 4 Prospective Need (per NJILGA Proposed Legislation-w/caps)
REGION 6 (Atlantic, Cape May, Cumberland, and Salem Counties)		
Absecon city	22	8
Atlantic City (QUAM)	0	0
Brigantine city	19	7
Buena borough	9	3
Buena Vista township	13	5
Corbin City	6	2
Egg Harbor township	148	51
Egg Harbor City	9	3
Estell Manor city	10	3
Folsom borough	11	4
Galloway township	89	31
Hamilton township	65	22
Hammonton town	49	17

Linwood city	25	9
Longport borough	7	3
Margate City	21	7
Mullica township	13	5
Northfield city	24	8
Pleasantville city (QUAM)	0	0
Port Republic city	10	4
Somers Point city	31	11
Ventnor City	14	5
Weymouth township	7	2
Avalon borough	31	11
Cape May city	48	16
Cape May Point borough	5	2
Dennis township	33	11
Lower township	56	19
Middle township	81	28
North Wildwood city	26	9
Ocean City	68	23
Sea Isle City	25	9
Stone Harbor borough	26	9
Upper township	47	16
West Cape May borough	11	4
West Wildwood borough	4	1
Wildwood city	48	16
Wildwood Crest borough	25	9
Woodbine borough	27	9
Bridgeton city (QUAM)	0	0
Commercial township	9	3
Deerfield township	8	3
Downe township	3	1
Fairfield township	37	13
Greenwich township	7	2
Hopewell township	67	23
Lawrence township	7	3
Maurice River township	8	3
Millville city	118	41
Shiloh borough	5	2
Stow Creek township	8	3
Upper Deerfield township	118	41
Vineland city (QUAM)	0	0
Alloway township	11	4
Carneys Point township	93	32
Elmer borough	8	3
Elsinboro township	6	2
Lower Alloways Creek township	12	4
Mannington township	8	3
Oldmans township	84	29
Penns Grove borough	2	1
Pennsville township	46	16
Pilesgrove township	20	7

Pittsgrove township	12	4
Quinton township	8	3
Salem city	3	1
Upper Pittsgrove township	8	3
Woodstown borough	10	3

STATE-WIDE TOTAL:	80,798 with caps (84,698 without caps)	18,328 with caps (18,371 without caps)
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