



Dear Fellow Residents,

In October, certain municipalities across New Jersey are expected to be assigned the number of units they are obligated to build under the fourth round of New Jersey's Affordable Housing mandate. Allendale will be required to commit to our obligation within three months and prepare a comprehensive plan that incorporates this obligation. Based on projected formulas, we anticipate our numbers to be extraordinarily high for our small community.

Montvale has retained legal counsel and is filing a lawsuit in Federal Court to challenge the practice of imposing housing development obligations on some, but not all municipalities. The Montvale lawsuit seeks to require all municipalities in New Jersey to participate in the Affordable Housing state mandate. In addition, the lawsuit will seek to overturn the most egregious examples of legislative overreach, including but not limited to, unrealistic obligations that are unsupported by a proper market study; new, substantive punitive requirements and procedural deadlines; and the further erosion of home rule through mandated "redevelopment" that eschews good municipal planning. Additionally, there is no consideration of the legal, administrative, and other significant costs that these requirements will impose upon the already burdened taxpayers.

The Council and I have decided to have Allendale join this lawsuit along with several other municipalities. The financial obligation is \$10,000 initially with potentially another \$10,000 in 2025.

As background, there are sixty-two municipalities, including Hoboken and Jersey City, that have no state mandated obligations for affordable housing. Most of these municipalities have transportation hubs, strong commercial sectors, and/or local employment opportunities. It is unfair that the obligations of these larger municipalities are shifted to the rest of New Jersey's communities. The participation of these sixty-two cities in the state's Affordable Housing obligation would allow statewide and regional needs to be re-apportioned across all municipalities reducing the obligations of smaller communities. While affordable residential housing is a challenge for our state, it is only fair that ALL municipalities be required to share in this effort.

Allendale has always been in the forefront with our Affordable Housing obligation. We have met the requirements for all three previous rounds. There are many towns that are still struggling to develop hundreds of units only to be handed another obligation by the end of the year.

To be perfectly clear, **Allendale is not opposed to affordable housing**. We are only advocating for fair numbers based on reliable data and market studies, including consideration of quality of life, the impact on infrastructure, public safety, environment, and the capacity of schools. The Council and I will continue to monitor this issue and will keep you informed as we navigate through this fourth round of building obligations. These new mandates will have an extraordinary impact on Allendale and other towns, today and in the future, forever altering the Garden State as we know it.

Best Regards,

Amy E. Wilczynski

MAYOR, Borough of Allendale