



LOCAL LEADERS FOR RESPONSIBLE PLANNING MOVE FOR NEW STAY OF JANUARY 31, 2025 AFFORDABLE HOUSING DEADLINE

NEW REQUEST FOR STAY WILL BE HEARD BY JUDGE LOUGY ON JANUARY 23, 2025

The Local Leaders for Responsible Planning (LLRP) announce a new request for a stay of the January 31, 2025 affordable housing deadline because municipalities are being forced to act upon flawed rulemaking by the Administrative Director of the Courts (ADC) and Housing and Mortgage Finance Agency (HMFA) without any notice or comment. Judge Lougy announced earlier today that he will hold a hearing on this application on January 23, 2025.

The ADC's rules exempt certain Affordable Housing Dispute Resolution Program members from the Code of Judicial Conduct even though the law requires it, meaning some members deciding affordable housing obligations will not be banned from political activity or outside income. The ADC also created new requirements for municipalities to adopt fair share plans, which will make it harder for municipalities to comply with affordable housing obligations.

The HMFA issued nearly 200 pages of rules for the Fourth Round without any notice and comment whatsoever. HMFA claims they did not create these rules in a "vacuum" because they held roundtable events with "housing advocacy organizations" over a six-month period, yet they did not give any New Jersey municipality an opportunity to even review or comment on them.

Besides continuing to seek a stay of the January 31, 2025 deadline, the LLRP expresses its resolve to litigate this case all the way to the Supreme Court on the merits.

"Under the Law, New Jersey's suburban towns must create 4 affordable housing units for every 10 people that move into an urban aid municipality such as Jersey City or Hoboken," explained Mayor Ghassali, who leads LLRP. "That's the formula. We have a moral obligation to litigate this flawed approach to the Supreme Court, even if it takes us time to get there."

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