

RESOLUTION # 55-2026

**RESOLUTION OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN
ADOPTING AN AMENDED SPENDING PLAN FOR THE AFFORDABLE HOUSING
TRUST FUND**

WHEREAS on January 9, 2025 Stratford Borough Council adopted resolution 25:25 establishing the Borough's Fourth Round Present and Prospective Need pursuant to the amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., per P.L. 2024, c.2; and

WHEREAS on January 10, 2025 the Borough submitted a Declaratory Judgment Action to the New Jersey Superior Court (Docket CAM-L-000101-25); and

WHEREAS on March 28, 2025, the Superior Court of New Jersey entered an Order on Fair Share Obligations, fixing the Borough's Fourth Round Present Need at 10 units, and the Borough's Fourth Round Prospective Need at 25 affordable units; and

WHEREAS on June 26, 2025, the Joint Land Use Board held a public hearing and adopted the Borough's 2025 Fourth Round Housing Element and Fair Share Plan (the "Plan"), addressing the Borough's Prior Round obligation, Third Round obligation, Fourth Round obligation, and Fourth Round Present Need/Rehabilitation Share as established; and

WHEREAS on February 27, 2026 Judge Toskos signed the Program Decision Recommendation on the Borough's Fourth Round Housing Element and Fair Share Plan; and

WHEREAS one of the conditions for compliance is an updated Affordable Housing Trust Fund Spending Plan; and

WHEREAS, Stratford Borough first adopted a mandatory development fee ordinance in 2005 to establish standards for the collection, maintenance, and expenditure of development fees to be used for supporting and providing low- and moderate-income housing in the Borough; and

WHEREAS, the mandatory development fee ordinance located at section 17.05.020 of the Borough Code has been updated several times, most recently by Ordinance 03-2026 on March 12, 2026, consistent the NJHMFA's Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26, the Amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., and DCA's rules; and

WHEREAS, Stratford Borough has established an Affordable Housing Trust Fund (AHTF); and

WHEREAS, an AHTF Spending Plan was prepared in 2021 to ensure that the Borough was authorized to collect and spend affordable housing trust fund monies for affordability assistance consistent with the applicable rules and regulations, if and when monies were collected; and

WHEREAS, in 2024 an updated AHTF Spending Plan was adopted to account for additional non-residential redevelopment that was expected to result in the collection of additional funds; and

WHEREAS, the AHTF Spending Plan is now being updated as a component of the Fourth Round Fair Share compliance plan as required by N.J.S.A. 52:27D-329.2 to allocate funds from the municipal affordable housing trust fund for permitted activities in support of affordable housing; and

WHEREAS N.J.S.A. 52:27D-329.2(a)(4) requires that the spending plan include a plan to spend current and projected funds through the current round of affordable housing; and

WHEREAS N.J.S.A. 52:27D-329.2(c) provides parameters for spending plans, including that a portion of revenues be expended to provide affordability assistance to low- and moderate-income households in affordable units and that a maximum of 20 percent of revenues be expended on administration; and

WHEREAS N.J.S.A. 52:27D-329.2(d) provides that all fees shall be committed for expenditure within four years from the date of collection; and

WHEREAS the purpose of this Resolution is to approve Stratford Borough's 2026 Affordable Housing Trust Fund Spending Plan so that the Borough may continue to collect mandatory development fees and payments in lieu if and when applicable and may make expenditures as set forth in the Spending Plan in support of low- and moderate-income households in Stratford Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, that the Affordable Housing Trust Fund Spending Plan dated March 2026 be and is hereby approved.

CERTIFICATION

I, Michelle Hack, RMC, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on March 12, 2026.



**MICHELLE HACK, RMC
BOROUGH CLERK**