

**RESOLUTION
BOROUGH OF PALISADES PARK
BERGEN COUNTY, NJ**

COUNCIL	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
DONOHUE			x			
KWAK			x			
LEE	x		x			
MIN						x
SHIN		x	x			
WON-YOON						
MAYOR (TIE-BREAK VOTE)						x

NO. 2026-143

DATE: APRIL 28, 2026

APPROVED ON CONSENT AGENDA:

CARRIED:

DEFEATED:

TABLED:

**APPROVING AN AFFORDABLE HOUSING AFFIRMATIVE
MARKETING PLAN**

WHEREAS, the Borough of Palisades Park, County of Bergen (the "**Borough**") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, a proposed Affordable Housing Affirmative Marketing Plan has been prepared by the Borough's Affordable Housing Planner, Michael D. Kauker, PP, AICP, in conjunction with Borough staff and professionals, as part of the Borough's revised Housing Element and Fair Share Plan, which sets forth the Borough's projections regarding the collection of funds and the expenditure of such funds in furtherance of the Borough's affordable housing programs, including affirmative marketing; and

WHEREAS, the Borough now desires to approve the proposed Affordable Housing Affirmative Marketing Plan, as the same is on file in the Borough Clerk's office for public inspection and review.

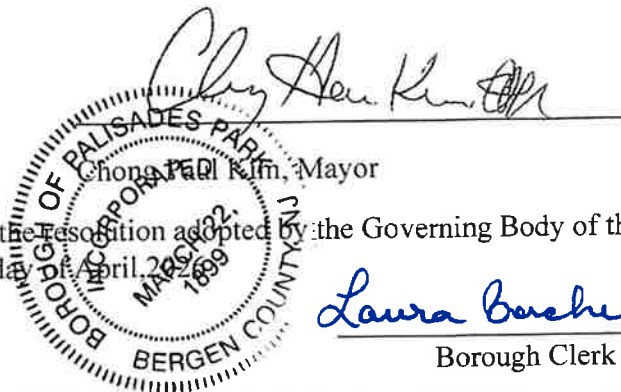
NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Palisades Park, County of Bergen, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, hereby approves the proposed Affordable Housing Affirmative Marketing Plan.
3. A copy of this Resolution shall be available for distribution to the public and for public inspection at the Borough offices.
4. This Resolution shall take effect immediately.

ATTEST:

Laura Barcheus Interim RMC

Sophia H. Jang, Borough Clerk



It is hereby certified that this is a true copy of the Resolution adopted by the Governing Body of the Borough of Palisades Park, County of Bergen on the 28th day of April, 2026.

Laura Barcheus
Borough Clerk

**BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN FOR THE
BOROUGH OF PALISADES PARK**

WHEREAS, in accordance with applicable Committee on the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26., et seq., the Borough of Palisades Park is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rental apartments are affirmatively marketed to very low, low- and moderate-income households of the Borough of Palisades Park.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of the Borough of Palisades Park, County of Bergen, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Borough of Palisades Park shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low or moderate-income units, including those that are part of the Borough’s prior round obligation and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.

- B. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract with the Borough of Palisades Park. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of the affordable unit(s).

- C. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough, shall undertake all the following strategies:

1. Review, approve and ensure that the developers/sellers/owners publish at least one advertisement in a newspaper of general circulation within the housing region.
2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
3. At least one additional regional marketing strategy using one of the other sources listed below at Section E of this plan.

D. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 in which the Borough is located and covers the entire period of deed restriction for each restricted housing unit.

E. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for very low, low, and moderate-income units shall appear in the Star Ledger.

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper during the first week of the marketing program. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements must be approved in advance by the Borough's Administrative Agent.

Advertisements will also be placed on the following websites:
New Jersey Housing Resource Center (NJHRC) - <http://www.njhrc.gov>
Affordable Homes New Jersey - <https://www.affordablehomesnewjersey.com/>

Advertisements posted to NJHRC will occur on or before the earlier of:

- (1) at least 60 days prior to conducting a lottery of the applicants; or
- (2) within one day following when the owner, developer, property manager, or other administrative entity provides any information regarding how to apply for units to prospective applicants or solicits any applications from potential applicants through any other means.

The posting on NJHRC shall include, at a minimum:

- i. The date that the affordable housing units are expected to be completed,
- ii. The date of the lottery,
- iii. The number of affordable housing units,
- iv. An accounting of how many of the affordable housing units will be available to very low-, low-, and moderate-income households, and
- v. Each bedroom size that will be available.

2. The advertisement shall include a description of the:

- i. Street address(es) of the units;
- ii. Directions to the units;
- iii. Range of prices for the units;
- iv. Number of bedrooms in the affordable units (bedroom mix);
- v. Maximum income permitted to qualify for the units;
- vi. Location of applications;
- vii. Business hours when interested households may obtain an application;
- viii. Application fees, if any;
- ix. Number of units currently available; and
- x. Anticipated dates of availability.

3. Newspaper advertisements, announcements and information on where to request applications for very low, low, and moderate-income housing shall also appear in the following daily newspapers:

- a. Star Ledger
- b. The Record
- c. The Jersey Journal
- d. Herald News
- e. New Jersey Herald

4. Advertisements on where to request applications for very low, low, and moderate-income housing shall be broadcast on the following Cable TV & Radio Stations:

- a. 89.1 FM Radio

5. Applications shall be mailed or emailed by the Administrative Agent to the prospective applications upon request. However, when on-line preliminary applications are utilized, if prospective applicants do not have internet access, they will be given a phone number to call the Administrative Agent, who will then enter all pre-application information online during the phone call. Locations of applications, brochures, and flyers to affirmatively market the program are listed in attached Appendix II. Also, information on how to apply shall be made available at the developer's sales/rental office and shall be mailed or emailed to prospective applicants upon request.

6. The Administrative Agent shall develop, maintain and regularly update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers. Please see Appendix I for a complete list.
 - i. Quarterly information shall be sent to each of the following agencies with are quest for publication in their journals and for circulation among their members:

Liberty Board of Realtors in Hudson County
Greater Bergen Association of Realtors
North Central Jersey Association of Realtors

- ii. Quarterly information shall be sent to the administrators of each of the following agencies in each of the counties and requests to post same shall be sent to the administrators of each of the following agencies within the counties of Bergen, Hudson, Passaic, and Sussex:

Welfare or Social Service Board
Rental Assistance Office (local office of DCA)
Offices on Aging or Division of Senior Services
Housing Authority
Community Action Agencies
Community Development Departments

iii. Quarterly information shall be sent to the chief personnel administrators of all the major employers within the region as listed in attached Appendix I in accordance with the Region 1 Affirmative Marketing Plan.

iv. Quarterly information and copies of any press releases and advertisements of the availability of very low, low and moderate-income housing shall be sent to the following additional community and regional organizations:

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd.
#775, Brigantine, NJ 08203)

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

Bergen County Chapter of the NAACP (P.O. Box 1136, Teaneck, NJ,
07665)

Bergen County Urban League (96 Engle St, Englewood, NJ, 07631)

Bergen County Housing Coalition (392 Main St., Hackensack, NJ, 07601)

Supportive Housing Association (185 Valley St., South Orange, NJ, 07079)

v. The Administrative Agent will also provide specific direct notice to the following community and regional organizations whenever affordable housing units become available in the Borough to the organizations including, but not limited to those listed below (see Appendix I for full list):

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd.
#775, Brigantine, NJ 08203)

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

Bergen County Chapter of the NAACP (P.O. Box 1136, Teaneck, NJ,
07665)

Bergen County Urban League (96 Engle St, Englewood, NJ, 07631)

Bergen County Housing Coalition (392 Main St., Hackensack, NJ, 07601)

Supportive Housing Association (185 Valley St., South Orange, NJ, 07079)

7. A random selection method to select occupants of very low, low and moderate-income housing will be used by the Borough's Administrative Agent in conformance with N.J.A.C. 5:80-26.16(l).
8. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to continue to qualify households for re- occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26.1, et seq.
9. Whenever appropriate, the Administrative Agent shall provide or direct qualified very low, low and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
10. All developers/owners of very low, low and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy.
11. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary. Please note that in addition to complying with this Borough-wide Affirmative Marketing Plan that the Administrative Agent shall also review and approve a separate Affirmative Marketing Plan for every new affordable development in Palisades Park that is subject to N.J.A.C. 5:80-26.1 et seq. That document shall be completed by the owner/developer and will be compliant with the Borough's Affirmative Marketing Plan as presented herein, and incorporate development specific details and permitted options, all subject to the Administrative Agent's review and approval. The development specific affirmative marketing plans will use the standard form for Region 1, which is attached hereto as Appendix III.

12. The Administrative Agent shall provide the Municipal Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq. and the Order granting the Borough a Final Judgment of Compliance and Repose.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

APPROVED this 26 day of May, 2026

ATTEST:

Laura Barchew Interim Borough Clerk

Sophia Jang, Borough Clerk