



From: Filipe Pedroso [REDACTED]
Subject: OPRA Request: Affordable Housing Feasibility & Self-Ownership
Date: March 9, 2026 at 1:19 PM
To: Grace Njuguna gnjuguna@bridgewaternj.gov, Linda Doyle bwtclerk@bridgewaternj.gov
Cc: Alyson Gust amgust@bridgewaternj.gov, Juliana Coelho jcoelho@bridgewaternj.gov
Bcc: Filipe pedroso [REDACTED]

To: Municipal Clerk, Township of Bridgewater

Date: March 9, 2026

Subject: Open Public Records Act Request – Affordable Housing Self-Ownership

RECORDS REQUESTED:

1. **Communications:** Any and all correspondence, including but not limited to emails, letters, memos, and text messages, between Township employees, elected officials, and/or members of the Township Council regarding the feasibility, exploration, or planning of Township-owned or "self-owned" affordable housing units or buildings.
2. **Expert/Consultant Reports:** Any and all reports, feasibility studies, white papers, or slide presentations prepared by third-party agents, hirees, consultants, planning experts, or legal counsel (e.g., Township Planner, Special Counsel for Affordable Housing) related to the Township acquiring, constructing, owning, or managing its own affordable housing stock.
3. **Financial Analyses:** Any and all documents related to the projected costs, bond financing, or grant applications explored for the purpose of municipal ownership of affordable housing.
4. **Meeting Records:** Any and all minutes, agendas, and handwritten or digital notes from "closed session" or "executive session" meetings where the specific topic of municipal self-ownership of affordable housing was discussed.
5. **Agreements:** Any contracts or "Requests for Proposals" (RFPs) issued by the Township to vendors or experts specifically for the study of municipal ownership of affordable housing units.

TIME PERIOD: January 1, 2023, to the present.

Delivery of Records: Please provide the responsive records in electronic format to this email address. If the total file size requires the production of multiple emails, please include a cover index in the first transmission identifying the total number of emails sent (e.g., 'Email 1 of 5').

If any records cannot be transmitted electronically due to size or format, or if you prefer to provide hard copies, please mail them to the requester's address provided below. Please notify me of any duplication or postage fees in excess of \$25.00 prior to processing.

Thank you.

Filipe Pedroso

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