



## TOWNSHIP OF HILLSBOROUGH

379 South Branch Road  
Hillsborough, NJ 08844  
Phone (908) 369-4313  
Fax (908) 369-6034

# News Release

Contact: Mayor Carl Suraci  
Committeeman Frank DelCore  
Phone: (908)369-3535

FOR IMMEDIATE RELEASE  
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## **Hillsborough Moves to Preserve \$3.6M Affordable Housing Trust Fund Amended Plan Has Township Maintaining Full Control**

Hillsborough's Township Committee took action to preserve the Affordable Housing Trust Fund, whose \$3M balance was in the sights of the State to be transferred later this summer. In an effort to ward off the State taking control, a revised spending plan was presented to the Committee and adopted along with the appointment of an administrator of the rehabilitation program.

In 2008, the New Jersey Legislature amended the Fair Housing Act requiring municipalities that have collected affordable housing development fees in a Trust Fund to commit to spending such fees within 4 years or the funds shall be transferred to the State of New Jersey. In response to the looming July 17, 2012 deadline for municipalities to commit the balances of the Affordable Housing Trust Funds, CME Associates prepared a draft Affordable Housing Spending Plan and presented it to the Hillsborough Township Committee on Tuesday evening. The approved spending plan will be forwarded to the Superior Court and the State agency responsible for providing final approvals.

"If we did not proceed with a spending plan, the funds, (\$3,620,395) would become added to the state coffers," stated Mayor Carl Suraci after the presentation. Ms. Jennifer Beahm of CME Associates and Andrew Bayer of GluckWalrath presented the comprehensive plan to the Township Committee at the public meeting. In conjunction with Bob Ringelheim, the Township's Planner, they answered any questions with respect to the plan.

## **Hillsborough Preserves Affordable**

# Housing Trust Fund

## Court Approval Sought For Amended Plan

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The Hillsborough draft Affordable Housing Spending Plan is required to show affordable housing revenues and expenditures anticipated through 2018. The Hillsborough Affordable Housing Trust Fund balance through December 31, 2011 was \$3,620,395.94 with an additional \$738,186.10 anticipated to be collected during this period, according to the Township Planner, Bob Ringelheim.

Under the initial Council on Affordable Housing requirements (2008), Hillsborough needed to provide a plan for 650 affordable units/credits. As a result of the due diligence of the Township Committee, using various bonus credits and exclusions, this new plan allows for 191 new units.

“This is something that is required by the state and we must be in compliance”, added Committeeman and Liaison to Planning, Frank DelCore.

“We have worked hard to limit the impact, however a mandate is a mandate, there is no getting around it. Our goal is simple protecting our community. This plan is a sound, well thought out option to utilizing the funds,” added DelCore.

The projected use of the affordable housing fund is as follows:

1. Rehabilitation Program: a total of 36 existing housing units in the Township will be rehabilitated for eligible low and moderate income residents.
2. Supportive Housing: assistance will be provide to 3 developers for the purchase of existing residences in order to create affordable housing credits based on the allowable bonus for these units.
3. Affordability Assistance: assistance will be dedicated to render existing housing units more affordable to households earning 30 percent or less of the median income by region.
4. Administrative Expenses: planning, legal and related administrative expenses will be included up to 20 percent cap of the total revenues.

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