



## **Office of Kean, Rible, and Angelini**

1955 Route 34, Building 2A

Wall, New Jersey 07719

P: 732-974-0400

F: 732-974-2564

11<sup>th</sup> Legislative District

July 1, 2008

### **Press Release**

FOR IMMEDIATE RELEASE

Contact: Tara Fantini

## **Kean, Rible and Angelini Urge Towns to Join Lawsuit Opposing New Affordable Housing Rules**

*Monmouth County Towns Would Have To Construct Thousands of  
Affordable Housing Units*

Senator Sean Kean and Assemblymembers David Rible, and Mary Pat Angelini (R-11) are urging municipalities to challenge a new set of affordable housing rules which they say will severely impact towns throughout Monmouth County.

The three legislators wrote to the twenty-five towns they represent, urging them to consider joining a lawsuit filed by the League of Municipalities that aims to overturn the measures.

“Under these new rules some towns will be required to construct hundreds of affordable housing units,” said Kean. “Forcing towns to provide more affordable housing will change the character of these towns and will have a serious impact on their municipal budgets.”

The lawmakers said the New Jersey Council on Affordable Housing (COAH) has ordered towns to greatly increase the amount of housing for the poor using realistic estimates of how much land is available for development and without considering the cost impact. On June 23, the Legislature also recently approved a measure that eliminated Regional Contribution Agreements (RCA's) which allowed municipalities to pay other towns to fulfill their affordable housing obligations.



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"These new rules will have serious consequences for towns that have carefully planned their growth or are already built-out," said Ribble. "We vehemently opposed this legislation when it was first introduced and we were extremely disappointed when it passed."

Under the new rules, Wall Township will be required to construct 667 new affordable housing units by 2018. Eatontown's obligation is 490 units and Ocean Township will need to construct 333 units.

"Based upon the new COAH rules, towns in the 11th Legislative District will be responsible for nearly 2,500 new affordable housing units over the next decade," said Angelini. "Unfortunately, the overburdened taxpayers are the ones who will be forced to pick up the tab for all of the new services that will be needed to accommodate the thousands of new residents who will be moving into our towns."

\*Full Text of the Letter Below

July 1, 2008

The Honorable XXX  
Municipal Building  
123 XXX St.  
XXX, NJ 00000

Dear Mayor XXX:

As you may be aware, due to recent developments in Trenton, towns throughout Monmouth County will now be forced to construct hundreds of affordable housing units with little or no input from local governments or residents.

In fact, the New Jersey Council on Affordable Housing (COAH) recently issued Third Round Rules that state each municipality's housing obligation. In addition, on June 23, 2008 the Legislature approved a measure that would eliminate the ability of municipalities to enter into regional contribution agreements (RCA's). While we opposed this legislation, it passed the Senate by a vote of 21-16 and the Assembly 44-34 and now awaits the Governor's signature.



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Based upon the new COAH rules, towns in the 11th Legislative District will be responsible for building nearly 2,500 new affordable housing units over the next decade. Statewide, 115,000 units are to be constructed at an estimated cost of more than \$18 billion. It is important to note that this statistic does not include any existing affordable housing obligations that are still considered to be outstanding under the previous rules.

I am sure you would agree that this legislation and these newly adopted rules will have a detrimental impact on municipalities throughout Monmouth County. In fact, these new COAH rules may force municipalities to consume valuable open space, devastate rural communities and will cost billions of dollars to implement. In addition, towns that are already built-out may be required to construct additional affordable housing units.

While we were unsuccessful in our attempt to defeat this legislation we remain committed to fighting the implementation of the rules. You may be aware that the New Jersey League of Municipalities is pursuing a legal challenge to have the Third Round Rules suspended. The League views COAH's new rules as "fundamentally flawed regulations based on arbitrary growth projections and an invalid methodology." The League is seeking support from any municipality that believes its new affordable housing obligation is too onerous and will have a negative impact on the quality of life for its residents.

We urge you to consider joining the League in their attempt to have these rules overturned. To find out how you can take part in this critical fight to protect your community, please visit their website at [www.njslom.org](http://www.njslom.org) or contact them at (609) 695-3481.

In addition, please do not hesitate to contact us if we can be of assistance in the effort to thwart these irresponsible and misguided rules.

Sincerely,

Sean T. Kean  
Senator, 11<sup>th</sup> District

David P. Rible  
Assemblyman, 11<sup>th</sup> District

Mary Pat Angelini  
Assemblywoman, 11<sup>th</sup> District