

UL v. Carteret, Piscataway
(ML 2)

4-mar-86

Attorney correspondence re rental rehabilitation funds
available from Middlesex County

pp. 3

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March 4, 1986

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Rutgers University School of Law
15 Washington Street
Newark, New Jersey 07102-3192
ATTENTION: Barbara Stark, Esq.
Constitutional Litigation Clinic

Re: Civic League of Greater New Brunswick

Dear Ms. Stark:

This will acknowledge receipt of your letter dated February 28, 1986, including the article dated December 12, 1985, addressing the rental rehabilitation funds available from Middlesex County.

Had you contacted Ms. Bishop, the Executive Director of Middlesex County's Department of Housing and Community Development, and a former resident of Piscataway Township, you would have learned that the funds involved are not available to municipalities but are only available to private landlords. As the article clearly demonstrates, the landlord must provide matching funds for any borrowings. Furthermore, the landlord must permit a lien to be established against the property for which the funds are to be used. These factors, compiled with a very low vacancy rate, militate against the funds being utilized.

I emphasize that municipalities cannot use the funds and cannot apply for their use; you may confirm this fact with Ms. Bishop at 745-3519, as I did upon receipt of your letter.

As in the past, the Township of Piscataway will avail itself of those resources needed to provide its fair share of lower income housing. As you may be aware, we have been in frequent communication with your Clinic regarding the resolution of one matter which, if consummated, will provide a fund for the rehabilitation of affordable dwelling units in the Township. The concern of the Civic League of Greater New Brunswick over our "failure to take advantage" of the rental rehabilitation program, while perhaps laudable, is, accordingly, misplaced.

Simultaneously, a copy of this letter is being forwarded to Judge Serpentelli (although it is unclear why a copy of your letter should have been forwarded to His Honor) and the complement of municipal counsel reflected at the bottom of your letter. I strongly suggest that you call Ms. Bishop, an erudite and knowledgeable expert in the housing field, for any further information which you may desire on the availability of funds to municipalities for purposes consistent with the interest of your client.

Very truly yours


PHILLIP LEWIS PALEY

PLP:pmmn

cc: Honorable Eugene D. Serpentelli
Mario Apuzzo, Esq.
William C. Moran, Jr., Esq.
Frank A. Santoro, Esq.
Jerome J. Convery, Esq.
Leslie Lefkowitz, Esq.

Joseph Benedict, Esq.
Joseph Stonaker, Esq.
Bertram Busch, Edq.
Ms. Shirley Bishop

P.S. A copy of this letter is being forwarded to the Affordable Housing Council.