

City of Somers Point
Resolution
No. 113 of 2026

Subject: A Resolution of the Mayor and Council of the City of Somers Point Adopting Affordability Assistance Manual

Introduced By: Council President Gerety

WHEREAS, the City of Somers Point (the “City”) is constitutionally obligated under the Mount Laurel doctrine to provide a realistic opportunity for the construction of affordable housing for low- and moderate-income households; and

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c.2 (the “Amended Fair Housing Act”), establishes procedures for municipalities to obtain judicial review and compliance certification of their affordable housing obligations; and

WHEREAS, the City timely filed a Resolution of Participation in the Affordable Housing Dispute Resolution Program and a Fourth Round Declaratory Judgment action in the Superior Court of New Jersey, Law Division, seeking a determination of its Fourth Round affordable housing obligations and continued protection from exclusionary zoning litigation; and

WHEREAS, as part of its Fourth Round affordable housing requirements, the City is required to adopt an updated Affordability Assistance Manual; and

WHEREAS, the City has prepared an updated Affordability Assistance Manual that is consistent with the applicable statutes and regulations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Somers Point, County of Atlantic, State of New Jersey as follows:

1. The City of Somers Point (“City”) does hereby adopt the Affordability Assistance Manual attached hereto as Exhibit A.
2. This Resolution shall take effect immediately upon adoption according to law.

	MOTIONS	YES	NO	ABSTAIN	ABSENT	RECUSE
DePamphilis						
Dill	1					
Gerety						
Johnston						
McGuigan						
Shields						
Slaughter	2					
Consent Agenda		X				

I, Shelby Heath, City Clerk of the City of Somers Point, New Jersey, hereby certify that the foregoing Resolution is a true copy, duly adopted by the City Council of said City at a Regular meeting held on the 12th day of March 2026. In witness whereof, I have hereunto set my hand and seal of the Office on the 12th day of March 2026.



 Shelby Heath, RMC, City Clerk



**AFFORDABLE
PLAN**



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Affordability Assistance Program Manual

In Accordance with the Uniform Housing Affordability Controls & Programs

CITY OF SOMERS POINT

AFFORDABILITY ASSISTANCE MANUAL AND PROGRAM DESCRIPTION

INTRODUCTION

The purpose of this Manual is to describe the policies and procedures of the Affordability Assistance Program. This Manual describes the basic content and operation of the proposed affordability assistance programs.

In accordance with the Fair Housing Act Adopted New Rules: N.J.A.C. 5:99 - 2.5(a)

Municipalities are required to “set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very-low, low-, and moderate-income households in affordable units included in the municipality’s fair share plan”. The regulations do not specify a certain percentage that must be attained, but the City of Somers Point has set a goal for a 20% set aside. The actual affordability assistance expenditures are calculated on an ongoing basis in the online Affordable Housing Monitoring System platform.

Affordability assistance means the use of funds to render housing units more affordable to very low, low, and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code. Affordability assistance for very-low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable housing developments or buying down the cost of low- or moderate-income units in a municipal fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities.

I. PROPOSED AFFORDABILITY ASSISTANCE PROGRAMS

The types of affordability assistance proposed are listed below:

A. VERY-LOW-INCOME SUPPORTIVE HOUSING/SPECIAL NEEDS UNITS

The Administrative Agent, on behalf of the City, will accept applications from the owners/providers of Supportive Housing or Special Needs housing on an ongoing basis. All applications will be reviewed to determine the appropriate amount of subsidy required to make the unit affordable to a very low-income household, following the below general process:

- i. Applications to be accepted on ongoing basis based on the amount of available funding and development fees collected. Funding to be provided on a first-come, first-served basis. The

- 2026 Affordable Housing Trust Fund Spending Plan envisions up to \$400,000 for this program.
- ii. Applications to be reviewed to determine the appropriate amount of subsidy required. Subsidies can be approved for acquisition, renovation/rehabilitation, capital improvements or operating subsidies. All properties must be owned by the providers.
 - iii. Upon approval of subsidy and terms by both parties, the City attorney will prepare a Resolution authorizing award, and the Administrative Agent will prepare an Affordability Assistance Funding Agreement for signatures by the City and the housing provider.
 - iv. Upon execution of the Affordability Assistance Funding Agreement, the Administrative Agent will prepare the Affordable Housing Deed Restrictions and forward to the City for signatures and recording.
 - v. All final executed documents are to be forwarded to the City's Administrative Agent to establish a project file and update the AHMS system.

B. OTHER FUTURE AFFORDABLE OPPORTUNITIES

The City will reserve Affordability Assistance funding for future affordable housing opportunities that may arise over the term of the Fourth Round. All opportunities will be reviewed to ensure compliance with the current regulations on Affordability Assistance, but may include, for example:

- Providing assistance to a housing development that will include more than a 20% affordable set-aside
- Renovating an existing structure to become an affordable unit
- Providing financial assistance to Habitat for Humanity to construct affordable units
- Providing assistance to developers of veterans or senior housing
- Provide financial assistance to aid in the purchase of land to enable the construction of affordable housing units.

Funding to be provided on a first-come, first-served basis. The 2026 Affordable Housing Trust Fund Spending Plan envisions up to \$178,443 for this program. This manual will be revised, as needed, as new opportunities are identified to include project policies and procedures.

II. PROGRAM ADMINISTRATION

The Administrative Agent will be responsible for administering the Affordability Assistance program, in coordination with the City of Somers Point. Questions about the Program should be directed to the Administrative Agent.

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