

## Affordable Housing (2024-2025)

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**Bill:** [A4 AcaSca \(2R\)](#)

**Sponsors:** Lopez (D19); Coughlin (D19); Wimberly (D35); Reynolds-Jackson (D15) +9

**Summary:** Reforms municipal responsibilities concerning provision of affordable housing; abolishes COAH; appropriates \$16 million.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2024:S50; 2022:A4; 2022:S4251

**Progress:** 2nd House: 2nd Reading

**Status:** 03/11/2024 — 2nd reading in the Senate

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

01/29/2024 — Reported out of committee, referred to Assembly Appropriations Committee.

02/08/2024 — Reported out of committee with committee amendments, 2nd reading in Assembly.

02/12/2024 — Passed in Assembly 51-28-0. Received in Senate and referred to Senate Budget and Appropriations Committee.

03/11/2024 — Reported out of committee with committee amendments, 2nd reading in Senate.

**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** [A1495 AcaAca \(2R\)](#)

**Sponsors:** Karabinchak (D18); Lopez (D19); Swain (D38) +3

**Summary:** Exempts receipts from sales of materials, supplies, and services for certain affordable housing projects from sales and use tax.

**Subjects:** Housing-Affordable Housing; Taxation-Sales Tax

**Related:** 2024:S1484; 2022:A5604; 2022:S4161

**Progress:** 2nd House: 2nd Reading

**Status:** 03/11/2024 — 2nd reading in the Senate

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

01/29/2024 — Reported out of committee with committee amendments, referred to Assembly Appropriations Committee.

02/08/2024 — Reported out of committee with committee amendments, 2nd reading in Assembly.

02/12/2024 — Passed in Assembly 70-8-0. Received in Senate and referred to Senate Budget and Appropriations Committee.

03/11/2024 — Reported out of committee, 2nd reading in Senate.

**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** [A3337 Aca \(1R\)](#)

**Sponsors:** Wimberly (D35); Reynolds-Jackson (D15); Quijano (D20) +1

**Summary:** Allows projects supported by State or municipal affordable housing trust fund to be exempt from property tax and to instead contribute to municipal services by making payments in lieu of taxation.

**Subjects:** Housing-Affordable Housing; Taxation-Property Tax

**Related:** 2024:S2312; 2022:A5868; 2022:S4271

**Progress:** 2nd House: 2nd Reading

**Status:** 03/11/2024 — 2nd reading in the Senate

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

01/29/2024 — Reported out of committee, referred to Assembly Appropriations Committee.

02/08/2024 — Reported out of committee with committee amendments, 2nd reading in Assembly.

02/12/2024 — Passed in Assembly 64-14-1. Received in Senate and referred to Senate Budget and Appropriations Committee.

03/11/2024 — Reported out of committee, 2nd reading in Senate.

**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** [A2296 Aca \(1R\)](#)

**Sponsors:** Lopez (D19); Wimberly (D35) +2

**Summary:** Permits municipality to authorize municipal clerk to submit certain written statements concerning affordable housing.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:S2309; 2022:A5867; 2022:S4272  
**Progress:** 2nd House: 2nd Reading  
**Status:** 02/12/2024 — 2nd reading in the Senate  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.  
01/29/2024 — Reported out of committee with committee amendments, 2nd reading in Assembly.  
02/12/2024 — Passed in Assembly 74-5-0. Received in Senate w/o committee reference, 2nd reading in Senate.  
**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** **A2390**

**Sponsors:** Spearman (D5); Stanley (D18); Quijano (D20) +7  
**Summary:** Requires municipalities in compliance with affordable housing obligations be provided priority consideration for certain State grants and assistance.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:S2506; 2022:A5869; 2022:S4270  
**Progress:** 2nd House: Referred to Committee  
**Status:** 02/12/2024 — Senate Community and Urban Affairs Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.  
01/29/2024 — Reported out of committee, 2nd reading in Assembly.  
02/12/2024 — Passed in Assembly 64-15-0. Received in Senate and referred to Senate Community and Urban Affairs Committee.

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**Bill:** **S50 ScaSca (2R)**

**Sponsors:** Singleton (D7); Scutari (D22) +5  
**Summary:** Reforms municipal responsibilities concerning provision of affordable housing; abolishes COAH; appropriates \$16 million.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:A4; 2022:A4; 2022:S4251  
**Progress:** 1st House: 2nd Reading  
**Status:** 03/11/2024 — 2nd reading in the Senate  
**History:** 01/09/2024 — Introduced and referred to Senate Community and Urban Affairs Committee.  
01/25/2024 — Reported out of committee with committee amendments, 2nd reading in Senate.  
Referred to Senate Budget and Appropriations Committee.  
03/11/2024 — Reported out of committee with committee amendments, 2nd reading in Senate.  
**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** **S2312 Sca (1R)**

**Sponsors:** Stack (D33); Singleton (D7)  
**Summary:** Allows projects supported by State or municipal affordable housing trust fund to be exempt from property tax and to instead contribute to municipal services by making payments in lieu of taxation.  
**Subjects:** Housing-Affordable Housing; Taxation-Property Tax  
**Related:** 2024:A3337; 2022:A5868; 2022:S4271  
**Progress:** 1st House: 2nd Reading  
**Status:** 03/11/2024 — 2nd reading in the Senate  
**History:** 01/25/2024 — Introduced and referred to Senate Community and Urban Affairs Committee.  
Reported out of committee, 2nd reading in Senate. Referred to Senate Budget and Appropriations Committee.  
03/11/2024 — Reported out of committee with committee amendments, 2nd reading in Senate.  
**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** **A2267 Acs (ACS)**

**Sponsors:** Lopez (D19); Quijano (D20) +1  
**Summary:** Requires HMFA to establish affordable housing insurance pilot program; appropriates \$5 million.  
**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S1415; 2022:A4102; 2022:S2628

**Progress:** 1st House: 2nd Reading  
**Status:** 02/08/2024 — 2nd reading in the Assembly  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.  
01/29/2024 — Reported out of committee, referred to Assembly Appropriations Committee.  
02/08/2024 — Reported out of committee with committee substitute, 2nd reading in Assembly.  
**Scheduled:** 03/18/2024 — Assembly, 11:00a Caucus; 1:00p Voting Session. (Revised 03/15/2024)

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**Bill:** [A3365 Aca \(1R\)](#)  
**Sponsors:** Lopez (D19); Speight (D29)  
**Summary:** Allows taxpayers to utilize alternative method of depreciation of certain expenditures in connection with construction of new affordable housing developments.  
**Subjects:** Housing-Affordable Housing; Taxation-Business Taxes; Taxation-Personal Income Tax  
**Related:** 2024:S1422; 2022:S2875  
**Progress:** 1st House: 2nd Reading  
**Status:** 02/08/2024 — 2nd reading in the Assembly  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.  
01/29/2024 — Reported out of committee, referred to Assembly Appropriations Committee.  
02/08/2024 — Reported out of committee with committee amendments, 2nd reading in Assembly.  
**Scheduled:** 03/18/2024 — Assembly, 11:00a Caucus; 1:00p Voting Session. (Revised 03/15/2024)

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**Bill:** [S2309](#)  
**Sponsors:** McKnight (D31); Stack (D33)  
**Summary:** Permits municipality to authorize municipal clerk to submit certain written statements concerning affordable housing.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:A2296; 2022:A5867; 2022:S4272  
**Progress:** 1st House: 2nd Reading  
**Status:** 01/25/2024 — 2nd reading in the Senate  
**History:** 01/25/2024 — Introduced and referred to Senate Community and Urban Affairs Committee.  
Reported out of committee, 2nd reading in Senate.  
**Scheduled:** 03/18/2024 — Senate, 10:00a Party Caucus; 11:00a Voting Session. (Revised 03/15/2024)

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**Bill:** [A3955](#)  
**Sponsors:** Azzariti (R39); Sauickie (R12)  
**Summary:** Directs DCA to establish online database of affordable housing settlement agreements and other declaratory judgment actions.  
**Subjects:** Communications-Internet; Housing; Housing-Affordable Housing  
**Related:** 2024:S2098; 2022:S615; 2020:A4939; 2020:S3641  
**Progress:** 1st House: Referred to Committee  
**Status:** 03/04/2024 — Assembly Housing Committee  
**History:** 03/04/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3839](#)  
**Sponsors:**  
**Summary:** Requires DCA to collect information about State residents seeking affordable housing in State and provide that information to COAH or successor.  
**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S2087; 2022:A447; 2022:S603; 2020:A1867; 2020:S162; 2018:A1643; 2018:S3695; 2016:A4820  
**Progress:** 1st House: Referred to Committee  
**Status:** 02/22/2024 — Assembly Housing Committee  
**History:** 02/22/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3473](#)  
**Sponsors:** Murphy (D7)  
**Summary:** Permits municipalities to establish affordable housing preference for first responders.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities; Public Safety-Firefighters; Public Safety-Police  
**Related:** 2024:S864; 2022:A494; 2022:S2549; 2020:A6179; 2020:S3085; 2018:S3283  
**Progress:** 1st House: Referred to Committee  
**Status:** 02/05/2024 — Assembly Housing Committee  
**History:** 02/05/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3523](#)

**Sponsors:**

**Summary:** Allows municipalities to establish affordable housing preference for their residents.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2024:S2101; 2022:A448; 2022:S619; 2020:A1868; 2020:S3645; 2018:A1644; 2018:S2572; 2016:A4821

**Progress:** 1st House: Referred to Committee

**Status:** 02/05/2024 — Assembly Housing Committee

**History:** 02/05/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3388](#)

**Sponsors:** Freiman (D16); Drulis (D16); Lopez (D19) +1

**Summary:** Facilitates construction and rehabilitation of affordable housing built in part through sweat equity by eventual occupant.

**Subjects:** Housing-Affordable Housing

**Related:** 2022:A5870

**Progress:** 1st House: Referred to Committee

**Status:** 02/01/2024 — Assembly Housing Committee

**History:** 02/01/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3399](#)

**Sponsors:** Webber (R26)

**Summary:** Waives certain inspection fees for municipally owned affordable housing developments.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2022:A2091; 2020:A2925; 2018:A2978; 2018:S1560; 2016:A4929; 2016:S3253

**Progress:** 1st House: Referred to Committee

**Status:** 02/01/2024 — Assembly Housing Committee

**History:** 02/01/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3427](#)

**Sponsors:** Reynolds-Jackson (D15); Sumter (D35)

**Summary:** Requires HMFA to assume administration of affirmative marketing for affordable housing and reduces municipal responsibility.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2022:A5871

**Progress:** 1st House: Referred to Committee

**Status:** 02/01/2024 — Assembly Housing Committee

**History:** 02/01/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3363](#)

**Sponsors:** Miller (D4)

**Summary:** Establishes centralized directory for affordable and senior citizen housing.

**Subjects:** Housing-Affordable Housing; Senior Citizens

**Related:** 2024:S1277; 2022:A4280; 2022:S2988; 2020:A2306

**Progress:** 1st House: Referred to Committee

**Status:** 01/29/2024 — Assembly Housing Committee

**History:** 01/29/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A140](#)

**Sponsors:** Fantasia (R24); Inanamort (R24)

**Summary:** Prohibits the imposition of affordable housing need and related fees upon the local transfer or move of a business.

**Subjects:** Housing-Affordable Housing

**Related:** 2024:S492; 2022:A104; 2022:S1281; 2020:A124; 2018:A143; 2016:A107; 2014:A136; 2012:A881; 2010:A191; 2008:A3829; 2008:S1829

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Community Development and Womens Affairs Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Community Development and Womens Affairs Committee.

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**Bill:** [A213](#)

**Sponsors:** Inanamort (R24); Fantasia (R24) +1

**Summary:** Exempts contaminated and industrially-zoned sites from affordable housing rules.

**Subjects:** Environment-Site Remediation And Brownfields; Housing-Affordable Housing

**Related:** 2024:S1844; 2022:A2156; 2020:A2953; 2018:A142; 2016:A106; 2014:A135; 2012:A880; 2010:A190; 2010:S1357; 2008:A3827; 2008:S1827

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A215](#)

**Sponsors:** Inanamort (R24); Fantasia (R24)

**Summary:** Authorizes municipalities that petition for or receive substantive certification pursuant to the "Fair Housing Act" to make certain affordable housing units available on a preferential basis to certain eligible persons.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2022:A2162; 2020:A2950; 2018:A137; 2016:A101; 2014:A129; 2012:A865; 2010:A169; 2008:A622; 2008:S2023; 2006:A4502

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A216](#)

**Sponsors:** Inanamort (R24); Fantasia (R24)

**Summary:** Provides municipality with affordable housing credit toward its municipal fair share housing obligation for funds transferred to the New Jersey Affordable Housing Trust Fund pursuant to P.L.2008, c.46.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2022:A2165; 2020:A4982; 2018:A227; 2016:A1389; 2014:A2866; 2012:A3088; 2012:S2008

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A251](#)

**Sponsors:** Inanamort (R24); Fantasia (R24) +1

**Summary:** Increases maximum municipal percentage of affordable fair share housing satisfied by age-restricted units to 50 percent.

**Subjects:** Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2024:S2106; 2022:A5252; 2022:S624; 2020:A1863; 2020:S3651; 2018:A1638; 2016:A4660

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A259](#)

**Sponsors:** Inanamort (R24); Fantasia (R24)

**Summary:** Provides procedures for crediting certain dwellings used by agricultural workers in determination of municipality's fair share housing obligation.

**Subjects:** Agriculture; Housing-Affordable Housing  
**Related:** 2022:A2166; 2020:A4981; 2018:A228; 2018:S2384; 2016:A1390; 2014:A2867; 2012:A2033; 2010:A2318; 2008:A3442  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A261](#)  
**Sponsors:** Matsikoudis (R21) +2  
**Summary:** Establishing veterans' affordable housing preference; authorizing bonus fair share credit for veterans' affordable housing.  
**Subjects:** Housing-Affordable Housing; Veterans And Military  
**Related:** 2022:A322; 2020:A5112; 2020:S3296  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Military and Veterans' Affairs Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Military and Veterans' Affairs Committee.

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**Bill:** [A306](#)  
**Sponsors:** Matsikoudis (R21)  
**Summary:** Establishes process to exempt municipality from certain fair share affordable housing obligations based on flood risk.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2022:A4848  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A409](#)  
**Sponsors:** Auth (R39) +1  
**Summary:** Establishes "Affordable Housing Obligation Study Commission."  
**Subjects:** Commissions; Housing-Affordable Housing  
**Related:** 2024:S2084; 2022:A1417; 2022:S600; 2020:A1864; 2020:S149; 2018:A1639; 2018:S269; 2016:A4667; 2016:S3081  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A494](#)  
**Sponsors:** Clifton (R12) +1  
**Summary:** Requires additional credit against fair share obligation for abandoned property converted to affordable housing.  
**Subjects:** Housing-Affordable Housing; Property  
**Related:** 2024:S2105; 2022:A1215; 2022:S623; 2020:A1866; 2020:S3650; 2018:A1642; 2016:A4774  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A586](#)  
**Sponsors:** Stanley (D18); Atkins (D20); Reynolds-Jackson (D15) +2  
**Summary:** Requires expanded use of affordable housing voucher program funding for homeownership expense assistance.

**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S1430; 2022:A5246; 2022:S3585  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A646](#)

**Sponsors:** Kean, S (R30) +4  
**Summary:** Reauthorizes use of regional contribution agreements.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2022:A616; 2020:A359; 2018:A266; 2018:S465; 2016:A4833; 2016:S3154  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Community Development and Womens Affairs Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Community Development and Womens Affairs Committee.

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**Bill:** [A652](#)

**Sponsors:** Kean, S (R30)  
**Summary:** Directs COAH to adopt regulations to require municipalities to prioritize current residents in affordable housing applications.  
**Subjects:** Housing-Affordable Housing; Human Services-Public Assistance; Local Government-Municipalities  
**Related:** 2022:A622; 2020:A367; 2018:A3454  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A691](#)

**Sponsors:** Torrissi (R8)  
**Summary:** Restricts occupancy of dwelling unit in age-restricted community to older adults following resale.  
**Subjects:** Housing-Affordable Housing; Senior Citizens  
**Related:** 2024:S595; 2022:A270; 2022:S86; 2020:A1638; 2018:A2044; 2016:A1624; 2014:A2102; 2012:A2483; 2012:S161; 2010:A1184; 2010:S398; 2008:A4083; 2008:S2812  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Aging and Human Services Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Aging and Human Services Committee.

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**Bill:** [A769](#)

**Sponsors:** McGuckin (R10); Kanitra (R10)  
**Summary:** Extends deadline for midpoint status report of municipal fair share affordable housing obligation compliance.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2022:A1624; 2020:A4296  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A875](#)

**Sponsors:** Reynolds-Jackson (D15); Wimberly (D35)  
**Summary:** Requires NJHMFA to allocate certain portion of federal low-income housing tax credits to certain high-opportunity areas.  
**Subjects:** Federal Relations; Housing-Affordable Housing; Taxation-Personal Income Tax

**Related:** 2022:A2759; 2022:S325; 2020:A3660; 2020:S248; 2018:A5668; 2018:S3884  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A876](#)

**Sponsors:** Reynolds-Jackson (D15); Wimberly (D35); McCoy (D14) +2  
**Summary:** Consolidates certain affordable housing and assistance applications.  
**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S2345; 2022:A2760; 2022:S858; 2020:A4734; 2020:S3038  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A967](#)

**Sponsors:** Munoz (R21); Bergen (R26) +8  
**Summary:** Requires COAH to administer affordable housing obligations of municipalities based on statewide obligation.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:S2104; 2022:A245; 2022:S622; 2020:A1869; 2020:S3649; 2018:A1645; 2016:A5025; 2016:S3384  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A968](#)

**Sponsors:** Munoz (R21); Bergen (R26) +11  
**Summary:** Authorizes municipal challenge to non-redevelopment housing projects ordered by COAH unless order is based on exclusionary zoning; excludes flood-prone land from affordable housing vacant land analysis; provides housing obligation cap.  
**Subjects:** Environment-Flooding, Dams And Lakes; Housing-Affordable Housing; Land Use, Planning And Zoning; Local Government-Municipalities  
**Related:** 2024:S2085; 2022:A246; 2022:S601; 2020:A1870; 2020:S150; 2018:A1646; 2018:S272; 2016:A5026; 2016:S3382  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A969](#)

**Sponsors:** Munoz (R21); Bergen (R26); DePhillips (R40) +9  
**Summary:** Requires COAH to calculate affordable housing obligations on Statewide basis.  
**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S2088; 2022:A247; 2022:S604; 2020:A1871; 2020:S163; 2018:A1647; 2018:S3696; 2016:A5027; 2016:S3386  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A970](#)

**Sponsors:** Munoz (R21); Bergen (R26) +10



**Summary:** Establishes additional factors for municipal adjustment used in calculating fair share affordable housing obligations; provides population-based cap for these obligations.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:S2086; 2022:A248; 2022:S602; 2020:A1872; 2020:S155; 2018:A1648; 2018:S2386; 2016:A5028; 2016:S3385  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A971](#)  
**Sponsors:** Munoz (R21); Bergen (R26) +7  
**Summary:** Prohibits affordable housing obligation exemptions for urban aid municipalities.  
**Subjects:** Housing-Affordable Housing; Local Government-Municipalities  
**Related:** 2024:S2103; 2022:A249; 2022:S621; 2020:A1873; 2020:S3647; 2018:A1649; 2016:A5029; 2016:S3383  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A972](#)  
**Sponsors:** Munoz (R21); Bergen (R26) +9  
**Summary:** Prohibits imposition of builder's remedy in exclusionary zoning litigation.  
**Subjects:** Authorities-Local; Housing-Affordable Housing; Housing-Construction Codes; Land Use, Planning And Zoning; Regulated Professions  
**Related:** 2022:A250; 2022:S617; 2020:A1874; 2020:S3643; 2018:A1650; 2016:A5030; 2016:S3398  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A1277](#)  
**Sponsors:** Sauickie (R12); Clifton (R12); Auth (R39) +1  
**Summary:** Delays fourth round of affordable housing obligations, including present and prospective need and related litigation, until July 1, 2028.  
**Subjects:** Housing-Affordable Housing; Housing-Finance  
**Related:** 2024:S881; 2022:A5402; 2022:S3739  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A1278](#)  
**Sponsors:** Sauickie (R12) +1  
**Summary:** Clarifies scope of affordable housing obligations.  
**Subjects:** Housing-Affordable Housing  
**Related:** 2024:S880; 2022:A5277; 2022:S3738; 2020:A2592; 2020:S1988; 2018:A2613; 2018:S3461; 2016:A3821; 2016:S2254  
**Progress:** 1st House: Referred to Committee  
**Status:** 01/09/2024 — Assembly Housing Committee  
**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A1296](#)  
**Sponsors:** Sauickie (R12); Dunn (R25); Matsikoudis (R21) +1

**Summary:** Permits fair share affordable housing bonus credit for certain transitional housing reserved for occupancy by veterans.

**Subjects:** Housing-Affordable Housing; Veterans And Military

**Related:** 2022:A5117

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A1746](#)

**Sponsors:** Rumpf (R9); Myhre (R9) +2

**Summary:** Permits certain portion of municipal development trust funds to be spent on housing affordability assistance to veterans.

**Subjects:** Housing-Affordable Housing; Veterans And Military

**Related:** 2024:S1891; 2022:A745; 2022:S171; 2020:A914; 2020:S957; 2018:A696; 2018:A2360; 2018:S915; 2016:A985; 2016:S938; 2014:A733; 2014:S915; 2012:A629; 2012:S1039; 2010:A349; 2010:S128; 2008:A3834; 2008:S3010

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Military and Veterans' Affairs Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Military and Veterans' Affairs Committee.

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**Bill:** [A2494](#)

**Sponsors:** Allen (D32)

**Summary:** Requires additional surcharge on certain documents filed in certain county offices to support affordable housing in certain populous municipalities.

**Subjects:** Housing-Affordable Housing; Local Government-Counties; Local Government-Municipalities

**Related:** 2024:S1162; 2022:A2340

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A2522](#)

**Sponsors:** Peterson (R23)

**Summary:** Requires calculation of need for low and moderate income housing units to be based current percentage of units occupied by low and moderate income individuals or families; revises "Local Redevelopment and Housing Law" to allow for senior citizen housing a

**Subjects:** Housing-Affordable Housing; Senior Citizens

**Related:** 2022:A913; 2020:A1813; 2018:A1092; 2016:A5230

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A2575](#)

**Sponsors:** Peterson (R23)

**Summary:** Concerns standards for fair share affordable housing credit for housing reserved for veterans; requires veteran preference in certain affordable housing application administration.

**Subjects:** Housing-Affordable Housing; Veterans And Military

**Related:** 2022:A5390

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A2583](#)

**Sponsors:** Peterson (R23)

**Summary:** Restricts certain affordable housing eligibility to certain State residents and certain individuals with employment history in the State.

**Subjects:** Housing-Affordable Housing

**Related:** 2022:A5389

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A2586](#)

**Sponsors:** Ramirez (D32); Wimberly (D35) +2

**Summary:** "The Desegregate New Jersey Act"; promotes equitable residential development throughout State.

**Subjects:** Housing; Housing-Affordable Housing; Local Government-Municipalities

**Related:** 2024:S1156; 2022:A1985; 2020:A6106

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Public Safety and Preparedness Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Public Safety and Preparedness Committee.

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**Bill:** [A2820](#)

**Sponsors:** Greenwald (D6)

**Summary:** Requires Division of Purchase and Property to issue annual report on State-owned property and potential for use as affordable housing.

**Subjects:** Housing-Affordable Housing; State Government

**Related:** 2022:A5594; 2022:S3779

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A2838](#)

**Sponsors:** Verrelli (D15); Reynolds-Jackson (D15); McCoy (D14) +1

**Summary:** Establishes guidelines for creditworthiness determinations concerning affordable housing programs.

**Subjects:** Banking And Finance; Housing-Affordable Housing

**Related:** 2024:S1501; 2022:A669; 2022:S934; 2020:A4270; 2020:S2516

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [A3310](#)

**Sponsors:** Wimberly (D35)

**Summary:** Requires certain local government community benefit agreements dedicate resources for affordable housing purposes.

**Subjects:** Housing-Affordable Housing; Local Government

**Related:** 2024:S1102; 2022:A3197

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [ACR19](#)

**Sponsors:** Inanamort (R24); Fantasia (R24)

**Summary:** Clarifies housing rights of State residents under State Constitution and prohibits laws requiring municipalities to provide housing opportunities through zoning and land use regulations.

**Subjects:** Constitutional Amendments; Housing-Affordable Housing; Land Use, Planning And Zoning; Local Government-Municipalities

**Related:** 2022:ACR18; 2020:ACR17; 2018:ACR17; 2016:ACR129; 2014:ACR15; 2012:ACR43; 2012:SCR22; 2010:ACR134; 2010:SCR45; 2008:ACR216

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [ACR28](#)

**Sponsors:** Matsikoudis (R21) +1

**Summary:** Proposes constitutional amendment to provide that only Legislature may determine affordable housing obligations.

**Subjects:** Constitutional Amendments; Housing-Affordable Housing; Legislature

**Related:** 2024:SCR25; 2022:ACR173; 2022:SCR35; 2020:ACR87; 2018:ACR188

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [ACR46](#)

**Sponsors:** Munoz (R21); Bergen (R26) +9

**Summary:** Proposes amendment to New Jersey Constitution to prohibit exclusionary zoning and clarify municipal obligations regarding affordable housing construction.

**Subjects:** Constitutional Amendments; Housing-Affordable Housing; Land Use, Planning And Zoning; Local Government-Municipalities

**Related:** 2024:SCR80; 2022:ACR25; 2022:SCR98; 2020:ACR77; 2020:SCR12; 2018:ACR79; 2018:SCR165; 2016:ACR249; 2016:SCR159

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Assembly Housing Committee

**History:** 01/09/2024 — Introduced and referred to Assembly Housing Committee.

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**Bill:** [S1162](#)

**Sponsors:** Mukherji (D32)

**Summary:** Requires additional surcharge on certain documents filed in certain county offices to support affordable housing in certain populous municipalities.

**Subjects:** Housing-Affordable Housing; Local Government-Counties; Local Government-Municipalities

**Related:** 2024:A2494; 2022:A2340

**Progress:** 1st House: Referred to Committee

**Status:** 01/09/2024 — Senate Community and Urban Affairs Committee

**History:** 01/09/2024 — Introduced and referred to Senate Community and Urban Affairs Committee.