

Problems with S-1

- **Under S1, towns would be responsible for determining how much affordable housing they have to build.** Communities could choose to provide lots of jobs - or large lot, expensive homes - while keeping more modestly priced homes out. It does not matter if there is 10 percent, or 20 percent, of new homes required to be affordable if a town can just shut down the production of new homes even as it provides more and more jobs. This is the core of the Mount Laurel cases that the NAACP has fought for over four decades, and S-1 eliminates it.
- **The bill allows developers to pay \$10,000 instead of building affordable housing.** All requirements in the bill can be met with paying a \$10,000 fee for minor rehabilitation instead of actually building affordable housing. That is not enough money to actually create homes.
- **The bill allows a "residency preference" for 50 percent of new affordable homes.** In towns that are predominantly white this will exclude people of color. This discriminatory requirement should be removed.
- **There is no ongoing funding to make housing more affordable in cities and throughout the state.** Going forward, all non-residential development fees are repealed. These fees were supposed to be used, under A-500, to provide far more money to cities, on a permanent basis, than the temporary small infusion of money through RCAs. Commercial developers have been contributing to the creation of affordable homes for over 25 years, through good economic times and bad ones, and towns with fees have actually seen more job growth than towns without fees.

- **The bill retroactively rewards the towns with the worst record** by eliminating prior requirements for towns that did not meet them. This provision encourages towns to slow the process in the hope that their obligation will be forgiven, and eliminates thousands of new homes. This provision must be eliminated.
- **The housing needs of lower income residents are ignored.** Requirements for very-low-income housing and low-income are repealed. New Jersey families earning less than \$40,000 per year would have less access to homes they need under S1 than they do now.