



The Episcopal Diocese of Newark

Affordable Housing Discussion

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- **History – The Great Migration and Segregation**
- **The Supreme Court and Zoning Laws**
- **The Mount Laurel Doctrine 1970**
- **1985 the Fair Housing Act**
- **Regional Contribution Agreements**

- **Obligations Calculated Every 10 years - rounds**
- **Council on Affordable Housing (COAH)**
- **2010 COAH Disbanded**



FAIR SHARE

An aerial photograph of a residential neighborhood, showing a dense arrangement of houses and streets. The image is partially obscured by a semi-transparent white text box in the upper half. The text is in a bold, black, sans-serif font. The background shows a mix of single-story and two-story houses, some with large lawns, and a few commercial buildings. The sky is clear and blue.

About 75% of residential land in major US cities is zoned exclusively for single-family housing.

Exclusionary zoning has significant implications for **who has access to opportunity**

A new beginning: *Mount Laurel IV* (2015)

The Supreme Court unanimously ruled:

1. to transition **enforcement of the *Mount Laurel Doctrine* back to the judicial system**
2. towns **must work with FSHC** and other interested parties to meet their affordable housing obligations

The result: Thousands of new affordable homes statewide

Since 2015...

21,891

new deed-restricted
affordable units

81%

of all multi-family
developments are
Mount Laurel-
associated

The current process significantly increased affordable home production

1980-2014	Post-Mount Laurel IV (2015- 2022)
49,959 units total	21,891 units total
1,469 units/year	2,736 units/year

Increasing racial and economic diversity

Since 2015...

57%

of Mount Laurel-associated units were in higher-income municipalities*

29%

of Mount Laurel-associated units were in municipalities that were 79%+ White**

* \geq \$101,152, the median of median household incomes across participating municipalities

** 79% is the median of White shares of residents across participating municipalities



- S 50 / A4
- Officially Disbands COAH, Reaffirms outlawing RCAs
- Streamlines Affordable Housing Process
- Reduces Municipal Spending on Administration
- Codifies the Methodology of Calculating Fair Share Obligations
- Increases Transparency
- Increases Deed Restrictions
- Incentivizes and Targets the Bonus Structure