

Affordable Housing Discussion

Archdeacon Diane Riley

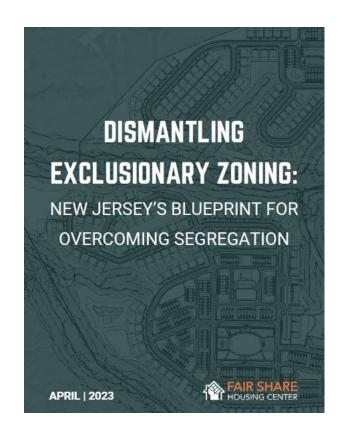
dianenriley@yahoo.com

Co-chair of the Justice and Peace Commission https://dioceseofnewark.org/commission-justice-and-peace

Executive Director
The Supportive Housing Association of NJ
www.shanj.org

- 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







Exclusionary zoning has significant implications for who has access to opportunity

A new beginning: Mount Laurel IV (2015)

The Supreme Court unanimously ruled:

- to transition enforcement of the Mount Laurel
 Doctrine back to the judicial system
- 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-*

accaciatad



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**



^{* ≥ \$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