

# ASSEMBLY, No. 1533

## STATE OF NEW JERSEY 219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

**Sponsored by:**

**Assemblyman WILLIAM W. SPEARMAN**

**District 5 (Camden and Gloucester)**

**Assemblywoman VERLINA REYNOLDS-JACKSON**

**District 15 (Hunterdon and Mercer)**

**Assemblyman GARY S. SCHAER**

**District 36 (Bergen and Passaic)**

**Co-Sponsored by:**

**Assemblywomen Schepisi and Murphy**

**SYNOPSIS**

Requires reservation of portion of tenant-based vouchers under State rental assistance program for persons displaced due to redevelopment of an affordable housing development; provides displaced persons with affordable housing priority status.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



**(Sponsorship Updated As Of: 8/13/2020)**

1 AN ACT concerning rental assistance and amending P.L.2004,  
2 c.140.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

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7 1. Section 1 of P.L.2004, c.140 (C.52:27D-287.1) is amended  
8 to read as follows:

9 1. The Commissioner of Community Affairs shall establish a  
10 rental assistance program for low income individuals or  
11 households. This program shall be in addition to and supplement  
12 any existing programs established pursuant to the "Prevention of  
13 Homelessness Act (1984)," P.L.1984, c.180 (C.52:27D-280 et al.).

14 a. The program shall provide rental assistance grants  
15 comparable to the federal section 8 program, but shall be available  
16 only to State residents who are not currently holders of federal  
17 section 8 vouchers.

18 b. Assistance to an individual or household under the State  
19 program shall be terminated upon the award of federal section 8  
20 rental assistance to the same individual or household.

21 c. The program shall reserve a portion of the grants for  
22 assistance to senior citizens aged 62 or older who otherwise meet  
23 the criteria of subsection a. of this section.

24 d. The program shall reserve a portion of the grants for  
25 assistance to veterans who have successfully completed the  
26 Veterans Transitional Housing Program, or "Veterans Haven," a  
27 vocational and transitional housing program for homeless veterans  
28 administered by the New Jersey Department of Military and  
29 Veterans' Affairs.

30 e. The program shall reserve a portion of the funds available to  
31 it for tenant-based vouchers to veterans, other than those veterans  
32 eligible for assistance pursuant to subsection d. of this section.

33 f. The program shall reserve a portion of the funds available to  
34 it for tenant-based vouchers for persons displaced due to the  
35 redevelopment of affordable housing. If an affordable housing  
36 development is being redeveloped into a new affordable housing  
37 development, the persons displaced due to the redevelopment who  
38 continue to qualify for low income housing upon completion of the  
39 project, shall be granted priority status for the new affordable  
40 housing units.

41 (1) Prior to the redevelopment of the affordable housing  
42 development and subsequent displacement of tenants, the designated  
43 municipal official or the administrative agent of the new affordable  
44 housing development shall notify tenants of their priority status for the

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 new affordable housing development upon its completion. The  
2 notification to the tenants shall also include a mutually agreed upon  
3 process to establish a preferred communication method, physical or  
4 electronic, to alert the displaced persons of the completion of the  
5 redevelopment and acceptance of applications from prospective  
6 tenants.

7 (2) Within 30 days after the new affordable housing development  
8 begins to accept applications from prospective tenants, the designated  
9 municipal official or the administrative agent of the new affordable  
10 housing development shall notify those displaced persons. The  
11 notification from the designated municipal official or the  
12 administrative agent to the displaced persons shall include a  
13 recognition of the displaced persons' temporary priority status for the  
14 new affordable housing development and the availability of tenant-  
15 based vouchers from the Department of Community Affairs for  
16 persons displaced by the redevelopment of an affordable housing  
17 development.

18 (3) After 30 days have elapsed following the date of notification  
19 from the designated municipal official or the administrative agent of  
20 the new affordable housing development to the displaced persons,  
21 those displaced shall be granted 90 days to respond to the notice.  
22 After the 90 days have elapsed, the persons displaced due to the  
23 redevelopment no longer retain their priority status and the units in the  
24 new affordable housing development reserved for displaced persons  
25 may be used for other tenants.

26 (4) For the purposes of this subsection:

27 "Affordable housing" means housing occupied or restricted to  
28 occupancy by households with income no greater than 80 percent of  
29 the regional median income, including but not limited to housing  
30 that is deed restricted as affordable pursuant to the "Fair Housing  
31 Act," P.L.1985, c.222 (C.52:27D-301 et al.).

32 "Affordable housing development" means a development that  
33 includes one or more units of affordable housing.

34 "Priority status" means a classification given to persons displaced  
35 by the redevelopment of an affordable housing development for the  
36 temporary reservation of units in the new affordable housing  
37 development that are substantially similar in size, quantity of  
38 bedrooms and bathrooms, and accommodations for the displaced  
39 persons upon the completion of the redevelopment insofar as the  
40 displaced persons continue to qualify to reside in the new affordable  
41 housing development.

42 "Redevelopment" means any project where the extent and  
43 nature of the work is such that a residential unit cannot be occupied  
44 while the work is in progress and where a new certificate of

1 occupancy is required before the residential unit can be reoccupied.  
2 When these conditions exist, redevelopment includes, but is not  
3 limited to demolition, reconstruction, repair, renovation, alteration,  
4 or rehabilitation.

5 (cf: P.L.2017, c.29, s.1)

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7 2. This act shall take effect immediately.

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STATEMENT

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12 This bill would reserve a portion of the tenant-based rental  
13 assistance vouchers under the State rental assistance program  
14 (SRAP) to provide recourse for persons displaced due to the  
15 redevelopment of affordable housing. If an affordable housing  
16 development is being redeveloped into a new affordable housing  
17 development, the persons displaced due to the redevelopment who  
18 continue to qualify for low income housing upon completion of the  
19 affordable housing development, would be granted priority status  
20 for the new affordable housing development.