

SENATE, No. 3874

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED JUNE 3, 2021

Sponsored by:

Senator JOSEPH PENNACCHIO

District 26 (Essex, Morris and Passaic)

SYNOPSIS

Permits municipality to obtain affordable housing credit for each resident of alternative living arrangement.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning affordable housing obligation credits for
2 alternative living arrangements and supplementing P.L.1985,
3 c.222 (C.52:27D-301 et al.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. a. (1) A municipality may use an alternative living
9 arrangement to address its fair share housing obligation by entering
10 into an agreement with the provider of an alternative living
11 arrangement or by granting preliminary approval to a developer of
12 an alternative living arrangement.

13 (2) One unit of credit shall be provided for each low- and
14 moderate-income resident of an alternative living arrangement.

15 (3) Controls on affordability on alternative living arrangements
16 shall remain in effect for at least 10 years.

17 b. As used in this section, "alternative living arrangement"
18 means a structure in which residents share kitchen and plumbing
19 facilities, central heat, and common areas. Alternative living
20 arrangements include, but are not limited to: transitional facilities
21 for the homeless, boarding homes regulated by the Department of
22 Community Affairs; residential health care facilities regulated by
23 the Department of Health; group homes for the developmentally
24 disabled and mentally ill as licensed or regulated by the Department
25 of Human Services; and congregate living arrangements.
26

27 2. This act shall take effect immediately.
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30 STATEMENT

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32 This bill would permit a municipality to obtain one unit of credit
33 against its fair share affordable housing obligation for each resident
34 of an alternative living arrangement.

35 The bill defines an alternative living arrangement as a structure
36 in which residents share kitchen and plumbing facilities, central
37 heat, and common areas. Alternative living arrangements would
38 include, but would not be limited to: transitional facilities for the
39 homeless, boarding homes; residential health care facilities; group
40 homes for the developmentally disabled and mentally; and
41 congregate living arrangements. Controls on affordability on
42 alternative living arrangements would be required to remain in
43 effect for at least 10 years.