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Email Address

Date

State Assembly Member, State Senator, Governor, Lt. Governor

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Dear,

I am contacting you to request a positive modification of the New Jersey Affordable Housing Act which was strongly suggested by Judge Mary C. Jacobson.

It is time to take Affordable Housing decisions out of the State Judges roll and put it back in the hands of the New Jersey State Legislature.  Since the passage of the Affordable Housing Act in 1975, many things have changed, and many decisions have been quietly made without the input of New Jersey Municipalities and its citizens. One major point of the Act stated that the citizens of New Jersey would not be affected financially by this law. However, as we have all witnessed, the citizens of New Jersey have certainly been financially impacted. Another part of the Act quietly came into effect with the “Builders Remedy” allowing the developers to override the zoning of virtually every municipality in New Jersey. The developer could build 20% affordable housing units, as small as a one-bedroom apartment, and then build 80% market rate homes. This too greatly affected the tax payers of New Jersey through an increase in the need for more public schools, teachers, school administrators, school maintenance costs, public works employees, fire, and police. Another important impact was the fact that many municipalities did not have appropriate infrastructure that included critical public water and sewer systems. Municipalities without appropriate infrastructure were forced to negotiate with other municipalities for these items which also greatly increased the financial costs to the New Jersey tax payers.

We agree that there should be an Affordable Housing Act in New Jersey.  We also feel that in order to do this the New Jersey State Legislature should work very closely with each of the 565

municipalities in New Jersey and organizations such as Citizens Improving Affordable Housing to make this advantageous to all citizens of New Jersey.

Please respond to me about how you plan to address these issues.  Attached is information for you to review about this program. I have listed dormant bills that would improve Affordable Housing, and these bills must be moved forward in the New Jersey State Legislature.  The persons who have initiated these bills will certainly agree to work with other political parties to make it acceptable to all.

Last, but not least, please copy your response to: [ciahnewjersey@gmail.com](mailto:ciahnewjersey@gmail.com).

I look forward to your response as soon as possible.

Sincerely,

NAME