

Dear Governor-Elect Sherrill,

As our nation faces an unprecedented housing crisis, we stand at a defining moment in New Jersey's history.

Our state has a shortage of over 200,000 homes affordable to extremely low-income households, while rents and home prices continue to rise beyond reach. Teachers, nurses, construction workers, service workers — the very people who sustain our communities — are being forced out.

By requiring every municipality to create its fair share of affordable homes, the Mount Laurel Doctrine has had transformative benefits for New Jersey. More than 400,000 New Jerseyans now live in homes created through this framework, which has emerged as a national model.

In the wake of the national housing crisis, a bipartisan consensus has emerged in support of zoning reform. States from across the political spectrum — from Texas to Massachusetts to Montana — have recently passed laws that incorporate elements of New Jersey's groundbreaking policy framework.

Increasingly, policymakers and the public are recognizing that inclusive development is not a burden — it's an opportunity to strengthen communities, attract employers, and grow local economies. Towns that embrace affordable housing are seeing new life in long-neglected sites and new energy in their local economies. They're proving that inclusion builds stronger, more resilient communities — and that when we open our doors, everyone benefits.

New Jersey's landmark new law, A4/S50, has streamlined the affordable housing process, increased transparency, and reduced bureaucracy. The law gives towns a wide variety of tools to create affordable housing in the way they prefer. Municipalities can choose from a range of options that take into consideration the unique qualities of every town.

Thanks to this law, over 420 municipalities — many more than any time in the Mount Laurel Doctrine's 50-year history — are now moving forward with creating affordable housing. This process validates the intent of A4/S50 — making the process more efficient and encouraging more municipalities to participate.

We are encouraged that during your campaign, you pledged to address housing affordability — including ending outdated zoning laws that block new homes from

being built, stopping diversions from the Affordable Housing Trust Fund, expanding support for first-time and first-generation homebuyers, and cracking down on landlords who leave families facing unlivable conditions and discrimination. These priorities reflect the kind of comprehensive, equitable approach that New Jersey needs to ensure everyone has a safe and affordable place to call home.

As you take office, it is an especially critical time to implement these priorities — both to maximize the benefits of A4/S50 and to prevent a surge in evictions driven by federal budget cuts.

We, the undersigned, look forward to working with you and your administration to enact the following measures that we support:

- Champion and fully enforce A4/S50, ensuring that we move forward with transformational affordable housing developments already in the pipeline.
- Protect and expand the Affordable Housing Trust Fund, which is often the only public source of funding for smaller, community-driven, shovel-ready developments — and expand housing funding by reserving at least 50% of the mansion tax for urgent housing needs, including preserving existing affordable housing and stopping evictions.
- Expand tenant protections — such as preventing collusion among landlords, banning unconscionable rent increases, and limiting discriminatory screening practices — to safeguard renters from displacement, predatory practices, and housing instability.
- Implement zoning reforms to allow a wider mix of housing types and to make it easier to redevelop abandoned offices, malls, and other under-utilized infrastructure.
- Create greater opportunity for emerging developers, faith-based developers, and Black and Brown developers, ensuring that those who have historically been excluded from development can now help build the future of New Jersey's communities.
- Ensure workers who build and maintain affordable housing are treated with dignity, paid family-sustaining wages, and have safe working conditions.

- Take steps to prevent state and local law enforcement from criminalizing people simply for being homeless.

Affordable housing benefits everyone. It fuels our state's economy, increases labor mobility, strengthens our schools, and keeps families together. We look forward to working with you and your administration to make our communities stronger, more equitable, and more resilient for generations to come.

In partnership,

1 Henlucy Health System
 ACLU of New Jersey
 A.L.L.Y., Inc.
 Act-Cess USA, Inc.
 Adelaide's Place
 Advance Housing, Inc.
 Affordable Housing Alliance
 Alliance for the Betterment of Citizens with Disabilities
 Angels in Motion
 Asbury Park Affordable Housing Coalition
 Atlantic County Advisory Board
 Avidd Community Services of NJ
 Bara Ex Nihlio Holdings
 Bethel-Hosanna AME Church
 CO Enterprises
 Camden Coalition
 Cape Hope
 CarePlus NJ
 Catholic Charities, Diocese of Paterson
 Catholic Charities, Diocese of Trenton
 Central Jersey Housing Resource Center
 Christ Temple Baptist Church
 Church World Service
 Clinton Hill Community Action
 Collaborative Support Programs of New Jersey
 Community Hope, Inc.
 Corporation for Supportive Housing
 Covenant House New Jersey
 Cumberland County Habitat for Humanity

Delta Real Estate
EDGE NJ
Essex County Family Justice Center
Evangelism Today Christian Church
Fair Share Housing Center
Faith in New Jersey
Family Promise of Morris County
First Baptist Church of Princeton
First Lutheran Church, Montclair (Rev. Margarette Ouji)
First Presbyterian Church of Newark
Forest Hill Community Association
Fortitude Realty LLC
Foya Development Group
Garden State Community Development Corporation
Garden State Home
Gloucester County Habitat for Humanity
Good Life Consulting
Greater Middlesex & Morris Habitat for Humanity
Habakkuks Vision Charitable Ministries
Habitat for Humanity Cape May County, Inc.
Habitat for Humanity Northwest New Jersey
Habitat for Humanity of Salem County NJ
Habitat for Humanity of Southern Ocean County
HBP Rain Foundation
Holly City Development Corporation
HomeFront
Homeless Solutions
Homes For All Newark
Homes by TLC, Inc.
Homes of Hope, Inc.
Hope Love Kindness Crisis Intervention
Housing Partnership of NJ
Housing and Community Development Network of New Jersey
Hudson County Division of Housing and Community Development
Isiah House
Islamic Cooperative
JSDD (Jewish Service for the Developmentally Disabled)
Jewish Community Housing Corporation of Metropolitan NJ
Jewish Family Service of Atlantic and Cape May Counties
Journey to DevelopHer Initiative, Inc.

LISC New Jersey
La Casa de Don Pedro
Latino Action Network
Legacy Empowerment Services
MCI Property Management
M E Sunden LLC
MASSH/Path Program
Make the Road New Jersey
Meet Her at the Gate
Mercer Alliance to End Homelessness
Mercer County Department of Human Services
Monarch Housing Associates
Monmouth County Habitat for Humanity
Mount Zion AME Church - Riverton
NAACP NJ State Conference
Neighbours Inc.
New Africa Development Corporation
New Brunswick Tomorrow
New Harmony Behavioral Health
New Jersey Association of Community Providers
New Jersey Association of Mental Health and Addiction Agencies
New Jersey Citizen Action
New Jersey Coalition of Religious Leaders
New Jersey Coalition to End Domestic Violence
New Jersey Coalition to End Homelessness
New Jersey Future
New Jersey Harm Reduction Coalition
New Jersey Institute for Social Justice
New Jersey Policy Perspective
New Jersey Statewide Self Advocacy Network
New Jersey Women's Affordable Housing Network
NewBridge Services
Newark Community Street Team
Newark Water Coalition
Nonprofit Finance Fund
Northern Ocean Habitat for Humanity
Oaks Integrated Care
Ocean Partnership for Children
Parents With A Plan
Parkside Business and Community in Partnership

Passaic County Habitat for Humanity
PB Advocacy Network
Peace Temple Church of God in Christ, Newark (Rev. Javon Allen)
PennReach
Pilgrim Baptist Church of Red Bank
Pinnacle Realty Investments, LLC
Poima Development Group
Princeton GROWS
Prodigal Sons and Daughters Redirection Services
Project Live, Inc.
Raritan Valley Habitat for Humanity
Region Nine Housing
Returning Citizens Support Group
Right My Wrongs
Rutgers Department of Psychiatric Rehabilitation & Counseling Professions
SAV'N BLOCKS LLC
SHILO NJ
Salvation and Social Justice
Sanctuary Foundation for Veterans
Second Chance Developers
Seeds & Berries
Solutions to End Poverty Soon (STEPS)
South Ward Environmental Alliance
St. Augustine Multi-Service Program
St. Luke Baptist Church
St. Matthew AME Church
Supportive Care Management, LLC
Supportive Housing Association of New Jersey
Temple Bnai Keshet, Montclair (Rabbi Elliott Tepperman)
Tenants Association United
The Elizabeth Coalition to House the Homeless
The HUBB Arts & Trauma Center
The House of Faith, Inc.
The Safe House
The Salt and Light Company, Inc.
Thrive Red Bank
Transitional Housing Services, Inc.
Triangle Park Community Center
Trinity Center for Community
Union Community Development Corporation

Union Congregational Church, Montclair (Rev. Katrina Forman)
Unitarian Universalist Congregation at Montclair (Rev. Anya Sammler-Michael)
United Black Agenda
United Community Corporation
VOADV Property, Inc.
Volunteers of America - Northern New Jersey
Volunteers of America Delaware Valley, Inc.
Volunteers of America of Greater New York
Welcome Home Foundation