



Impact Report

50th Anniversary Edition



FAIR SHARE
HOUSING CENTER



Dear Friends,

New Jersey's groundbreaking affordable housing framework is working better than ever — thanks to you. After passing the strongest affordable housing law in the country, Fair Share Housing Center is cultivating tens of thousands of new affordable homes that will be built over the next decade in every corner of New Jersey. Your support is making a real difference.

2025 marked Fair Share Housing Center's 50th anniversary and the beginning of a new, ten-year cycle of affordable housing development. More than 400 municipalities — far more than ever before — are moving forward with plans to create new affordable homes.

Your support has been a source of light during a dark and difficult time for so many communities. Lasting change requires our full attention and patience, and we are grateful for your steadfast commitment.

I am also deeply thankful to our staff for their tireless dedication to our mission. It is an honor to work alongside them, together upholding a legacy of justice, equity, and inclusion.

To the people who started Fair Share Housing Center and this movement — Ethel R. Lawrence, Peter O'Connor, Carl Bisgaier, and so many other community leaders and advocates in Mount Laurel and beyond — this Impact Report is delivered in your honor and dedicated to your vision for a more fair and equitable New Jersey.

Onward!

A handwritten signature in black ink, appearing to read "Adam Gordon".

Adam Gordon
Executive Director

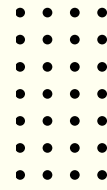
In 2025, you celebrated a milestone with us:



50 years of overseeing the nation's strongest affordable housing framework, the Mount Laurel Doctrine, which has empowered towns and cities in every corner of the state to reimagine their communities to be more **vibrant, inclusive, and welcoming.**



Your Impact: *The Numbers*



You fueled the implementation of New Jersey's new housing law, A4/S50, and supported key reforms to make housing more affordable and accessible to all.

Since 2024, FSHC has shepherded hundreds of municipal housing plans, served on Governor Sherrill's transition team, and spearheaded the first major update to the Uniform Housing Affordability Controls in 20 years.

423

municipalities have adopted 10-year housing plans. We reviewed and evaluated **every single one.**

4,959

affordable homes recovered through our 68 challenges to municipal obligations.

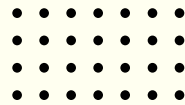
26,700

sites with development potential reviewed by FSHC planners.



Your Impact:

The Voices



“As a parent, or caregiver, there are certain steps that we all go through to secure a place for the people we are taking care of. At Freedom Village, this burden — although always present — has been diminished. We know we are safe here.” - *The Devlin Family*

“Having this blessing for me is huge. One of my goals is to have my own place. I’ve always lived in apartments. I’ve always prayed to God to have my own place.” - *Sylvia*

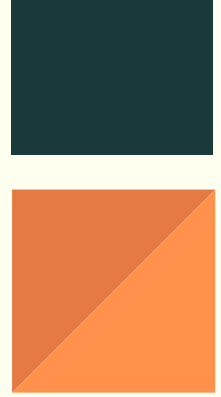
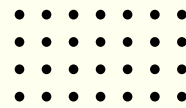


“I’ve been renting for years and sometimes working 2 full time jobs to do that. Now I can sit back and work the full time I enjoy. I can officially say after I sign, that I will be officially a homeowner.” - *Melissa*

“I love it here. It’s much quieter than my old place. I also know most of the guys here. We were raised up together.” - *Howard*



What's Ahead



Our **2026 Policy Agenda** aims to maximize the impact of New Jersey's newly-strengthened affordable housing framework — making housing more accessible and affordable for those who need it most.

Modernizing Zoning to Expand Housing Supply

- **Facilitating conversions of vacant office parks and retail centers** into mixed-use developments with at least 20% affordable housing — revitalizing struggling commercial sites while accelerating home construction. ([S1766/A3535](#)).
- **Empowering religious & nonprofit institutions** to develop affordable housing on their property, unlocking new pathways to housing production. ([S1836](#)).

Strengthening Tenant Protections and Housing Access

- **Codifying protections** against “unconscionable” rent increases and protecting tenants from blacklisting based on dismissed eviction filings. ([A5307/S726](#)).
- **Increasing eviction filing fees to deter frivolous filings** and create a dedicated Homelessness Prevention Fund. ([S391/A3481](#)).
- **Strengthening tenant screening confidentiality and transparency** by limiting use of eviction records that did not result in displacement and requiring disclosure of screening criteria. ([S402/A1744](#)).
- **Limiting large institutional investors in the single-family housing market** to level the playing field for individual homebuyers and curb speculative bulk purchases. ([S3097/A4524](#)).

Restoring and Expanding Housing Funding

- **Fully restoring and expanding the Affordable Housing Trust Fund** to support affordable housing production and preservation. ([S3103/A1737](#)).
- **Preserving and expanding the First-Generation Homebuyer Program** through the New Jersey Housing and Mortgage Finance Agency, which has proven especially effective in helping Black and Latino families achieve homeownership and begin closing the racial wealth gap.

Every Community, Everybody In

According to a new [Regional Plan Association report](#), New Jersey is vastly outpacing neighboring regions in both affordable housing and overall housing production — thanks largely to our enforcement of the Mount Laurel Doctrine. **Your support made it possible** for Fair Share Housing Center to meet this moment.

Our team of attorneys, planners, policy practitioners, and administrative staff works together to dismantle exclusionary zoning and ensure that affordable housing gets built — **but we couldn't do it without you.**

Thanks to you, 2026 is shaping up to be another year of amazing impact. Along with our Policy Agenda, we'll be advocating for an improved, more user-friendly affordable housing application process and making sure that towns follow through on their commitments to implement NJ's new affordable housing law.

Together, we can make New Jersey a place where everybody in every community has a **safe, healthy, affordable home.**



Gold
Transparency
2026

Candid.

READY TO DEEPEN YOUR IMPACT? CONTACT:
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