



## HouseNJ 2025: Legislative Priorities

### Rent Stabilization:

- A4873 (Lopez) - Addressing Unconscionable Rent Increases
- S1430/A586 (Singleton/Stanley) - Provides for expanded use of affordable housing voucher program funding
- A4872/S3699 (Lopez/Gopal) – Creates guardrails to prevent landlords from using software that can distort market rents.
- A3288 (Wimberly) - Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances.
- A3290 (Wimberly) - Allows certain senior citizens to apply for rent increase limit.
- S2953/A3361 (Moriarty/Hutchison) - Establishes limit on rent increase for certain dwelling sites for modular or manufactured homes

### Preventing and Ending Homelessness:

- A1678/S1083 (Atkins/Timberlake) - Creates a Homeless "Bill of Rights"
- A4964/NA (Rodriguez) – Raises eviction filing fee, appropriating funds to eviction prevention efforts
- A2270/S1978 (Lopez) - Establishes Interagency Council on Homelessness - passed, but pushing governor to populate the agency
- A3360 (Carter) - Authorizes establishment of municipal homelessness trust funds and adoption of homeless housing plans by municipalities
- S2346/A2258 (Lopez/Turner/McKnight) - Creates Code Red requirements for counties based on the state's existing Code Blue requirements.
- S2345/A876 (Singleton/Reynolds-Jackson/Wimberly) - Streamlining Affordable Housing and Assistance Applications
- S1501/A2838 (Verrelli/Turner) - De-prioritizing Credit Scores for Affordable Housing Applicants and Recipients of State/Federal Supports
- A4899/S3659 (Carter/Stack) - Limits amount of residential rental property application fee; establishes penalty.

### Affordable Home Production/Community Development Resources:

- S3170/A4445 (Singleton/Atkins) – Raises the Neighborhood Revitalization Tax Credit cap to \$65 million
- Create new revenue streams for the Affordable Housing Trust Fund to better equip the state to meet NJ's Mount Laurel obligations and to provide new funding sources for pre-

development and acquisition costs, as well as gap financing and rehabilitation funds. New revenue can also be earmarked to prevent homelessness.

### **Abandoned Properties**

- S2164/A892 (Ruiz/Turner/Reynolds-Jackson/Wimberly) - Expanding Property Owner LLC Liability and Transparency
- **Updating the Abandoned Properties Rehabilitation Act** (P.L.2003, c.210) to include the following:
  - Making APRA Automatic
  - Incentivizing and Streamlining Ways for Towns to Acquire Properties from noncompliant owners
  - Ensuring Nonprofits Have Right of First Refusal
  - Providing Mixed-Income Requirements
  - Improving the State's Land Banking Opportunities
- **Updating the Community Wealth Preservation Program**
  - Increasing safeguards to promote established CDCs participate in the program
  - Ensure compliance mechanisms when county sheriffs are unwilling or unable to implement the program

### **Housing Adjacent/Social Stability:**

- S3672/A4987 (Johnson/Park): Establishes protections for immigrants interacting with government agencies; designates "New Jersey Immigrant Trust Act."