



Dear Governor Murphy, Senate President Scutari, Speaker Coughlin, Senator Singleton, and Assemblywoman. Lopez:

We, the undersigned, are writing to urge you to take immediate action to fully restore the Affordable Housing Trust Fund (AHTF), which was diverted for the FY2026 budget.

This was also a missed opportunity to dedicate revenue from the newly expanded mansion tax to support housing affordability across the state. According to a Rutgers-Eagleton poll, over 60% of voters said they want our elected leaders to use these funds as intended. This is a major mistake that must be reversed this summer, without delay.

The AHTF is New Jersey's only dedicated funding source for the development of affordable homes. The FY2026 budget raids this vital fund, siphoning resources away from its legally intended purpose of supporting homes for NJ residents earning under 80% of the area median income (AMI). **This raid undermines our ability to meet the state's growing housing needs and cripples the pipeline of affordable housing developments that communities across New Jersey need. Many of us may not be able to continue to develop homes unless this is fixed immediately.**

Meanwhile, the newly expanded mansion tax will generate approximately \$300 million annually from high-end real estate sales. This is a smart and progressive revenue stream, one that similarly enjoys strong support from nearly two-thirds of voters in the Rutgers-Eagleton poll. Inexplicably, not a single dollar has been allocated to the AHTF. This must be fixed as well.

New Jersey is facing a shortfall of nearly **290,000** homes affordable to residents earning 50% or less of AMI. In every region—from Paterson to Camden, Riverdale to Bridgeton—projects are stalled or at risk of not being built at all. **Without restoration of the AHTF, hundreds of affordable homes from Riverdale to Bridgeton will not be built** and our neighbors will be without a safe place to live.

These are not just construction numbers, they are homes for working families, seniors, veterans, and people with disabilities. Our communities are already suffering from the housing crisis, and the situation in Washington threatens us all. In New Jersey, a worker must earn over **\$38/hour** to afford a modest two-bedroom apartment, yet the average wage is only **\$23.70/hour**.

This crisis also perpetuates racial disparities. Due to redlining and discriminatory lending, Black and Latino families are disproportionately shut out of homeownership. The AHTF is one of the few tools we have to close the racial wealth and housing gap and ensure equity in housing opportunity.

Beyond the moral imperative, the economic case is clear. Since 2019, nonprofit developers in New Jersey—many funded by the AHTF—have generated **\$2.45 billion** in economic activity, created **12,500 jobs**, and built **4,730 homes**. This kind of investment lifts local economies and revitalizes neighborhoods.

We urge you to take two critical actions:

1. **Restore the diverted dollars** from the Affordable Housing Trust Fund.
2. **Dedicate at least half** of the new mansion tax revenue—approximately **\$150 million annually**—to grow and sustain the AHTF.

We cannot afford to pull the plug on progress. The decisions made this summer will determine whether New Jersey moves forward with bold solutions—or falls backward into deeper housing insecurity. We respectfully ask you to stand with your constituents and make the restoration and expansion of the AHTF a priority for this legislative session.

Thank you for your time, and for your continued service to the people of New Jersey.

Sincerely,