



Dear Governor Murphy, Senate President Scutari, and Speaker Coughlin:

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 incapacitates 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 \$40/hour to afford a modest two-bedroom apartment, yet the average wage is only \$23.97/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.

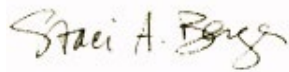
We urge you to take two critical actions:

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,



Staci A. Berger

President and CEO, Housing and Community Development Network of NJ

Jody Veler, Mayor, City of Salem
Edward Bethea, Council President, City of Bridgeton
Laura Leibowitz, Councilmember, Piscataway Twp.
A-7 West Development Associates
Affordable Housing Alliance
Affordable Housing Professionals of New Jersey
Belmont Homes
Bergen County's United Way
Better Community Housing of Trenton, Inc
Bridges Outreach, Inc.
Camden Coalition of Healthcare Providers
Cape Hope Inc.
Catholic Charities, Diocese of Metuchen
Catholic Charities, Diocese Of Trenton
Central Jersey Housing Resource Center
Clinton Hill Community Action
Collaborative Support Programs of New Jersey
Coming Home Middlesex

Communities First Initiative
Community Access Unlimited, Inc.
Community Affairs and Resource Center
Community Housing Services of America
Community Planning and Advocacy Planning Council
Consumer Credit and Budget Counseling, Inc.
d/b/a National Foundation for Debt Management
Corporation for Supportive Housing
Creative Development Real Estate LLC
Cumberland County Habitat for Humanity
Depetro Real Estate organization LLC
Diocese of Trenton Office of Catholic Social Services
DTM Consulting Services, LLC
East Brunswick Community Housing Corporation
Elizabeth Coalition to House the Homeless
Elizabeth Development Company of New Jersey
Emanuel Community Development Corporation
ESHIN Affordable Housing Corporation

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| Fair Share Housing Center | Mercer Alliance to End Homelessness |
| Faith Based Alliance of NJ | Midtown Atlantic City Development Corp. |
| Family Promise of Burlington County | Mission First Housing Group |
| Family Promise of Essex County | Monarch Housing Associates |
| Family Promise of Morris County | Monmouth / Ocean National Action Network |
| Foya Development Group | Moorestown Ecumenical Neighborhood Development Inc. |
| Gateway Community Action Partnership | New Community Corporation |
| Gloucester County Habitat for Humanity | New Jersey Citizen Action |
| Greater Bergen Community Action, Inc. | New Jersey Coalition to End Domestic Violence |
| Greater Middlesex and Morris Habitat for Humanity | New Jersey Community Development Corporation |
| Habitat for Humanity Cape May County, Inc. | New Jersey Future |
| Habitat for Humanity of Bergen County | New Jersey Head Start Association |
| Habitat for Humanity of Salem County | New Jersey HIV Housing Collaborative |
| Habitat for Humanity of South Central New Jersey | New Jersey Institute for Social Justice |
| HANDS, Inc. | New Jersey Prevention Network, Inc. |
| HBP RAIN Foundation | New Jersey Resource Project |
| Hightstown Housing Authority | New Jersey YMCA State Alliance, Inc. |
| Holly City Development Corporation | NHS of Staten Island - dba Neighborhoods for a |
| Homefront | Sustainable Future-N4SF |
| Homeless Solutions | Nonprofit Finance Fund |
| Homes by TLC, Inc. | Northern Ocean Habitat for Humanity |
| Homes For All | Norwescap |
| HOPE FOR THE CITY A NEW JERSEY NON-PROFIT CORPORATION | Oak Woods Inc |
| Housing Initiatives of Princeton | Office of Economic and Community Development |
| Housing Partnership NeighborWorks | Operation HOPE Inc. |
| HomeOwnership Center | Parkside Business And Community In Partnership (PBCIP) |
| Invest Newark | Partnerships Community Development Corporation (PCDC) |
| Ironbound Community Corporation | Passaic County Habitat for Humanity |
| Isles, Inc. | Paterson Housing Authority |
| JDL Development LLC | Paterson Task Force |
| Jewish Community Housing Corporation | PennReach |
| Of Metropolitan New Jersey | Poiema Development Group LLC |
| Jewish Family Service of Atlantic & | Princeton Community Housing |
| Cape May Counties | Princeton GROWS |
| Jewish Family Service of Central NJ | Princeton Housing and Community Development Corporation |
| Jewish Renaissance Foundation | Project Freedom Inc. |
| Knoll Communities | Project Live, Inc. |
| La Casa de Don Pedro | R. B. Coe Ministries, Inc. d/b/a/ IMPACT |
| LAZOS AMERICA UNIDA | Gloucester County Habitat for Humanity |
| LeadingAge NJ & DE | Raritan Valley Habitat for Humanity, Inc. |
| Lincoln Park Coast Cultural District | Reformed Church of Highland Park Affordable Housing Corp. |
| Lionheart Development, LLC | Region Nine Housing Corporation |
| LISC-NJ | Regional Foundation |
| Make the Road New Jersey | Regional Plan Association |
| MC Properties Associates | Rejoyce A NJ Nonprofit Corporation |

Rescue Mission of Trenton
Saint Joseph's Carpenter Society
Sierra House
South Brunswick Community Development Corp.
Summit Affordable Housing Corporation
Supportive Housing Association of New Jersey
The Affordable Homes Group, Inc.
THE COMMUNITY BUILDERS, INC.
The Community Preservation Corporation
The Fund For NJ
The Salt and Light Company, Inc
The Supportive Housing Association of NJ
The Waterfront Project, Inc.
ThinkEnergy.Plus/FreeMoney
Town Clock CDC
Triple C Housing
UM Communities
United Community Corporation
United Community Corporation
Urban League of Essex County
Visionary Philanthropy Group Inc.
Visions and Pathways
Volunteers of America-Greater New York
Waterspirit
Wcc Historic Renovation Association
WERC - Workforce and Economic Revitalization
for Communities
Women Rising, Inc.
York Street Project

Muriel Guevara
George Matias
William Flagg
Dolly Soto
Kate Bech
Shane Krzastek
Andrea Rodriguez
David Zurheide
Holly Dinneny
Mary Lou Panzano
Barbara Schoor
Heather Simms
Alanna Gonzalez
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Dennis LoGiudice
Laura Santangelo
Princess Brooks
NiiAbladey Adjoga-Otu
Mary Lou Panzano
Mary Mariconda
Anthony Lashley
Debra Brown
Bonnie Eggenburg
Joseph Rios
Amir Geofroy
Cassandra Bennett
Noel Larios

CC:

Sen. Paul A. Sarlo
Sen. Linda R. Greenstein
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Asw. Eliana Pintor Marin
Asm. Benjie E. Wimberly