



February 18, 2025

Governor Phil Murphy
Office of Governor
PO Box 001
Trenton, NJ 08625

Dear Governor Murphy:

We, the undersigned local organizations dedicated to preventing and ending homelessness in New Jersey, would like to express our sincere gratitude for your unwavering support of our efforts to tackle NJ's chronic and deepening housing and homelessness crisis.

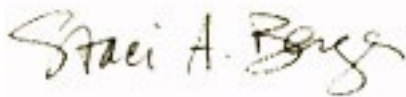
The FY2026 budget must plan for and grow essential housing and housing production resources, as we embark on the 4th round under *Mount Laurel*. The first, and most important step is to grow New Jersey's Affordable Housing Trust Fund (AHTF), the major, dedicated source of funding for affordable home creation in New Jersey. We can do this by expanding the state's realty transfer fee, the AHTF funding source, so it better reflects the state's housing production needs. Your FY26 budget should include the following:

- **Fund Homelessness Diversion and Eviction Prevention Programs:** It is essential to continue financing proven solutions, such as diversion and eviction prevention programs, which help individuals avoid homelessness. Additionally, we need to support our shelter system to keep those experiencing homelessness safe and provide ongoing support to assist people in finding permanent housing. As you are aware, the 2023 statewide Point-in-Time Count indicates that, for the first time since 2015, the number of individuals experiencing homelessness has exceeded 10,000.
- **Grow the Affordable Housing Trust Fund:** The AHTF is being used to fund housing security, stability and affordability programs as well as production. It is imperative that we help keep families in their homes by investing in eviction and homeless prevention services utilizing housing first, rapid housing and support for small, mom and pop landlords. At the same time, our leaders must preserve the intended use of the AHTF and ensure that construction and rehabilitation resources remain available to fill the need for more affordable homes to be built.
- **Create Housing Revenue Streams through Luxury Home Sales:** We ask your administration to consider creating a new revenue source through the sale of homes over \$2 million, that could fund vital programs that make living and raising a family in the state more affordable, and the impact of this fee would be limited to a small fraction of the housing market.

- **Lower the rent:** NJ should adopt a fee on for-profit, luxury developments that could be forgiven or refunded if the landlord provides affordable units through inclusionary zoning and/or keeps rent increases at a reasonable rate.
- **Make evictors pay:** Network members enthusiastically support A4964, sponsored by Asm. Gabriel Rodriguez, which would increase the eviction filing fee to \$150, up from the current \$50. This increased fee would be deposited directly into DCA's Office of Homelessness Prevention. Revenue could also be used to provide critical resources for eviction diversion counseling, rental assistance and/or legal counsel for lower income tenants.

With anticipated reductions in federal funding, New Jersey's budget needs to allocate more state resources to build affordable homes and to eliminate homelessness. We have shown that this issue can be addressed effectively with the proper funding level. Ensuring that everyone in the Garden State has a safe and stable place to call home is essential.

Sincerely,



Staci A. Berger

President and CEO, Housing and Community Development Network of NJ

Affordable Housing Alliance
 Affordable Housing Professionals of New Jersey
 American Dreamers Group
 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
 Coastal Habitat for Humanity
 Collaborative Support Programs of New Jersey
 Coming Home Middlesex
 Community Access Unlimited, Inc.
 Community Affairs and Resource Center
 Community Hope, Inc.
 Community Housing Services of America
 Community Planning and Advocacy
 Planning Council

Corporation for Supportive Housing
 Cumberland County Habitat for Humanity
 Elizabeth Coalition to House the Homeless
 Elizabeth Development Company
 Emanuel Community Development Corporation
 ESHIN Affordable Housing Corporation
 Essex Community Land Trust
 Family Promise of Essex County
 Family Promise of Morris County
 Garden State Community Development Corporation
 Garden State Home
 Gateway Community Action Partnership
 Greater Bergen Community Action, Inc.
 Greater Middlesex and Morris Habitat for Humanity
 Habitat For Humanity Cape May County
 Habitat for Humanity of Bergen County
 Habitat for Humanity of Salem County
 Habitat for Humanity of South Central New Jersey
 HANDS, Inc.
 Holly City Development Corporation
 Homefront
 Homeless Solutions

Homes by TLC, Inc.
Homes For All
Housing Initiatives of Princeton
Invest Newark
Ironbound Community Corporation
Isles, Inc.
Jewish Community Housing Corporation of
Metropolitan New Jersey
Jewish Family Service of Atlantic &
Cape May Counties
Jewish Family Service of Central NJ
Jewish Renaissance Foundation
Joseph's House of Camden
La Casa de Don Pedro
Lincoln Park Coast Cultural District
Mercer Alliance to End Homelessness
Mission First Housing Group
Moorestown Ecumenical Neighborhood
Development Inc. (MEND)
New Community Corporation
New Jersey Coalition to End Domestic Violence
New Jersey Coalition to End Homelessness
New Jersey Community Development Corporation
New Jersey HIV Housing Collaborative
New Jersey Institute for Social Justice
New Jersey Resource Project
New Jersey YMCA State Alliance, Inc.
NewBridge Services, Inc.
NHS of Staten island - dba Neighborhoods for a
Sustainable Future
Northern Ocean Habitat for Humanity
Northwest New Jersey Community Action Program
Operation HOPE Inc.
Parkside Business and Community In Partnership
Partnerships Community Development Corporation

Passaic County Habitat for Humanity
Paterson Task Force
PennReach
PHNX Development Partners
Princeton Community Housing
Project Freedom Inc.
Project Live, Inc.
Puerto Rican Association for Human Development, Inc.
R. B. Coe Ministries, Inc.
Raritan Valley Habitat for Humanity, Inc.
Rehabco
Reformed Church of Highland Park Affordable Housing Corp.
Region Nine Housing Corporation
Rejoyce A NJ Nonprofit Corporation
Rescue Mission of Trenton
Saint Joseph's Carpenter Society
Sierra House
Summit Affordable Housing Corporation
The Affordable Homes Group, Inc.
The Community Builders, Inc.
The Community Preservation Corporation
The Heart Of Camden, Inc.
The Metro Company, LLC
The Waterfront Project, Inc.
Town Clock Community Development Corporation
Triple C Housing
Unified Vailsburg Services Organization
United Community Corporation
Urban League of Essex County
Visions and Pathways
Volunteers of America-Greater New York
Waterspirit
Women Rising, Inc.
York Street Project