



**Testimony on S50
Senate Budget and Appropriations Committee
March 11, 2024**

16 W. Lafayette St.
Trenton, NJ 08608
p: (609) 393-0008
f: (609) 360-8478
w: njfuture.org

**Contact: Sabrina Rodriguez, Advocacy and Government Affairs
Manager (srodriguez@njfuture.org) (609) 262-3586)**

Chair Sarlo and members of the Committee:

My name is Sabrina Rodriguez, and I am the Advocacy and Government Affairs Manager of New Jersey Future, a nonprofit organization that promotes sensible and equitable growth, redevelopment, and infrastructure investments to foster healthy, strong, resilient communities.

We appreciate you advancing this important bill that lays the foundation for how municipal affordable housing obligations will be determined and, equally important, how they will be met. We also appreciate some of the amendments that have taken place that re-introduce elements of planning, including the connection to the State Development and Redevelopment Plan.

We all agree that every New Jerseyan should be able to afford a stable home in a community where they have access to opportunities. New Jerseyans pay too much for housing, and more towns need to develop more housing options to address this need, that's why we support bill S50.

We agree that giving the job of generating initial obligation numbers to the Department of Community Affairs is a positive step forward. We support the elimination of COAH and the accountability and enforcement structure being promoted in the bill.

We think the State has an important opportunity to not only help towns streamline the process and reduce costs but to ensure better-planned housing that will foster stronger, healthier, fairer, and more resilient communities. We appreciate how redevelopment and transit-oriented development have been highlighted in the bonus structure of the bill. The increased amount of time for municipalities to plan, from the time the numbers are published, is welcomed, but we would still like to see more done, especially around local planning support.

Thank you for the opportunity to testify on this important issue.

Sabrina Rodriguez
Advocacy and Government Affairs Manager,
New Jersey Future