

SENATE, No. 3321

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED JANUARY 7, 2021

Sponsored by:

Senator BRIAN P. STACK

District 33 (Hudson)

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Senator Pou

SYNOPSIS

Requires reservation of portion of tenant-based vouchers under State rental assistance program for persons displaced due to redevelopment of an affordable housing development; provides displaced persons with affordable housing priority status.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 6/3/2021)

1 AN ACT concerning rental assistance and amending P.L.2004,
2 c.140.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 1 of P.L.2004, c.140 (C.52:27D-287.1) is amended
8 to read as follows:

9 1. The Commissioner of Community Affairs shall establish a
10 rental assistance program for low income individuals or
11 households. This program shall be in addition to and supplement
12 any existing programs established pursuant to the "Prevention of
13 Homelessness Act (1984)," P.L.1984, c.180 (C.52:27D-280 et al.).

14 a. The program shall provide rental assistance grants
15 comparable to the federal section 8 program, but shall be available
16 only to State residents who are not currently holders of federal
17 section 8 vouchers.

18 b. Assistance to an individual or household under the State
19 program shall be terminated upon the award of federal section 8
20 rental assistance to the same individual or household.

21 c. The program shall reserve a portion of the grants for
22 assistance to senior citizens aged 62 or older who otherwise meet
23 the criteria of subsection a. of this section.

24 d. The program shall reserve a portion of the grants for
25 assistance to veterans who have successfully completed the
26 Veterans Transitional Housing Program, or "Veterans Haven," a
27 vocational and transitional housing program for homeless veterans
28 administered by the New Jersey Department of Military and
29 Veterans' Affairs.

30 e. The program shall reserve a portion of the funds available to
31 it for tenant-based vouchers to veterans, other than those veterans
32 eligible for assistance pursuant to subsection d. of this section.

33 f. The program shall reserve a portion of the funds available to
34 it for tenant-based vouchers for persons displaced due to the
35 redevelopment of affordable housing. If an affordable housing
36 development is being redeveloped into a new affordable housing
37 development, the persons displaced due to the redevelopment who
38 continue to qualify for low income housing upon completion of the
39 project, shall be granted priority status for the new affordable
40 housing units.

41 (1) Prior to the redevelopment of the affordable housing
42 development and subsequent displacement of tenants, the designated
43 municipal official or the administrative agent of the new affordable

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 housing development shall notify tenants of their priority status for the
2 new affordable housing development upon its completion. The
3 notification to the tenants shall also include a mutually agreed upon
4 process to establish a preferred communication method, physical or
5 electronic, to alert the displaced persons of the completion of the
6 redevelopment and acceptance of applications from prospective
7 tenants.

8 (2) Within 30 days after the new affordable housing development
9 begins to accept applications from prospective tenants, the designated
10 municipal official or the administrative agent of the new affordable
11 housing development shall notify those displaced persons. The
12 notification from the designated municipal official or the
13 administrative agent to the displaced persons shall include a
14 recognition of the displaced persons' temporary priority status for the
15 new affordable housing development and the availability of tenant-
16 based vouchers from the Department of Community Affairs for
17 persons displaced by the redevelopment of an affordable housing
18 development.

19 (3) After 30 days have elapsed following the date of notification
20 from the designated municipal official or the administrative agent of
21 the new affordable housing development to the displaced persons,
22 those displaced shall be granted 90 days to respond to the notice.
23 After the 90 days have elapsed, the persons displaced due to the
24 redevelopment no longer retain their priority status and the units in the
25 new affordable housing development reserved for displaced persons
26 may be used for other tenants.

27 (4) For the purposes of this subsection:

28 "Affordable housing" means housing occupied or restricted to
29 occupancy by households with income no greater than 80 percent of
30 the regional median income, including but not limited to housing
31 that is deed restricted as affordable pursuant to the "Fair Housing
32 Act," P.L.1985, c.222 (C.52:27D-301 et al.).

33 "Affordable housing development" means a development that
34 includes one or more units of affordable housing.

35 "Priority status" means a classification given to persons displaced
36 by the redevelopment of an affordable housing development for the
37 temporary reservation of units in the new affordable housing
38 development that are substantially similar in size, quantity of
39 bedrooms and bathrooms, and accommodations for the displaced
40 persons upon the completion of the redevelopment insofar as the
41 displaced persons continue to qualify to reside in the new affordable
42 housing development.

43 "Redevelopment" means any project where the extent and
44 nature of the work is such that a residential unit cannot be occupied

1 while the work is in progress and where a new certificate of
2 occupancy is required before the residential unit can be reoccupied.
3 When these conditions exist, redevelopment includes, but is not
4 limited to demolition, reconstruction, repair, renovation, alteration,
5 or rehabilitation.

6 (cf: P.L.2017, c.29, s.1)

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8 2. This act shall take effect immediately.

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STATEMENT

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13 This bill would reserve a portion of the tenant-based rental
14 assistance vouchers under the State rental assistance program
15 (SRAP) to provide recourse for persons displaced due to the
16 redevelopment of affordable housing. If an affordable housing
17 development is being redeveloped into a new affordable housing
18 development, the persons displaced due to the redevelopment who
19 continue to qualify for low income housing upon completion of the
20 affordable housing development, would be granted priority status
21 for the new affordable housing development.