



PROPOSED LEGISLATION WILL REQUIRE DEVELOPMENT OF OVER 13,000 PRICY HOMES IN GLOUCESTER AND SALEM COUNTIES

Unfairly singles out a small number of municipalities in South Jersey while letting North Jersey off the hook

On Monday, the Assembly Housing and Local Government Committee, including local Assemblywoman Celeste Riley, passed A-3447, a bill that would require development of over 13,000 new McMansions in Gloucester and Salem Counties costing as much as \$470,000 – while leaving working-class families, seniors on a fixed income, and people with special needs with fewer housing choices.

A new report by Fair Share Housing Center, based on data from the Rowan University Geospatial Research Laboratory, finds that A-3447 would mandate over 100,000 new homes costing as much as \$600,000 throughout the state.

Although Gloucester and Salem Counties comprise just four percent of the population of New Jersey, they are required to do over three times that amount — over 13 percent of the state’s entire requirements for these pricey McMansions. Meanwhile, other types of homes – such as garden apartments, smaller single family homes, and homes for people with special needs- would be ignored, and many counties would have few if any requirements.

East Greenwich, Mantua, Washington, West Deptford, and Oldmans Township would be required to build over 1000 expensive homes. Franklin Township in Gloucester County must produce over 2100 homes!

Selected Requirements on Towns in Gloucester and Salem Counties from A-3447

County	Municipality	Required new McMansions
Gloucester	East Greenwich township	1158
Gloucester	Franklin township	2169
Gloucester	Mantua township	1437
Gloucester	Washington township	1627
Gloucester	West Deptford township	1117
Gloucester	Woolwich township	1990
Salem	Oldmans township	1755
Salem	Pennsville	626

“A-3447 unfairly singles out a small number of municipalities in Gloucester and Salem Counties to build thousands of new McMansions. We need a wider range of housing choices than just McMansions — and we need them throughout the state instead of targeting towns in South Jersey.” Fair Share Housing Center Associate Director Kevin D. Walsh said.

The report points out that it is particularly strange that the legislation creates a new set of requirements on municipalities, without addressing the constitutional ban on exclusionary zoning that is purportedly the subject of the legislation. Under the legislation, municipalities must provide opportunities for expensive housing, but can simply collect fees from developers instead of requiring the developers to build starters homes for New Jersey's working families.

"We need to replace COAH with an effective and efficient system for building and rehabilitating more homes at all income levels," Walsh said. "Instead, the legislation would fail to meet the constitutional requirements limiting exclusionary zoning, while imposing a new state mandate to provide expensive housing on a select group of municipalities in South Jersey."

The full report, and further analysis of the Assembly housing bill are available at <http://fairsharehousing.org/>.

Fair Share Housing Center, founded in 1975, is based in Cherry Hill. It is the only public interest organization devoted entirely to defending the housing rights of New Jersey's poor through implementing the Mount Laurel doctrine, which requires that each municipality provide its fair share of housing affordable to low- and moderate-income people.