

BUILDING TOMORROW, TODAY



MID-YEAR REVIEW

JANUARY - JUNE 2024

Dear Friends,

I can't believe that we're into the thick of summer, more than halfway through 2024. This year has been exhilarating - Fair Share Housing Center was instrumental in passing the nation's strongest ever affordable housing law, our team is getting homes built in some of the wealthiest, most historically exclusionary towns in the state, and we have already begun the process of implementing the new law.

We've reached a well-deserved moment to pause and reflect on our work - I am pleased to share with you our 2024 Mid-Year Impact Report. This report is also a celebration of our collective success; the work we do at Fair Share Housing Center is in advancement of goals we all share for safe, healthy, affordable homes in all corners of our state.

I hope you take a moment to see what we've been up to. Thank you for supporting Fair Share Housing Center.



Adam Gordon, Esq.
Executive Director



Fair Share Housing Center believes in housing justice for all. We use legal, policy, and community-building strategies to dismantle decades of racial and economic discrimination in New Jersey and nationally that excludes people from the opportunity to live in safe, healthy, and affordable housing.

BIG WINS ACROSS NJ

S50/A4: New Jersey's New Affordable Housing Law

On March 18th, FSHC stood beside partners, advocates, and community leaders as Governor Murphy signed Senate Bill 50/Assembly Bill 4 into law, the strongest affordable housing framework in the nation. This landmark legislation protects the Mount Laurel Doctrine, simplifies and streamlines the development process for municipalities, and incentivizes family housing, supportive housing, and redevelopment.



FSHC staff and partners were critical to securing this win and now we are working diligently to ensure its effective implementation leads to the development of thousands of new affordable homes across New Jersey.

NEW AFFORDABLE HOMES GOING UP ACROSS THE STATE

Holding towns accountable to their affordable housing obligations and ensuring the development of affordable homes in areas of high opportunity is central to our work at FSHC. It should be no surprise that some of the wealthiest communities in New Jersey – which are also some of the wealthiest in the country – have flouted their affordable housing obligations for decades.



But this year, FSHC achieved major victories in some of these towns; Alpine Borough and Saddle River are constructing a significant amount of new affordable homes, and Englewood Cliffs broke ground on the town's first ever affordable housing development. We've also achieved significant progress in Millburn, where FSHC has been leading the fight to bring much-needed, and long overdue, affordable housing to the municipality.



SPOTLIGHT: HOPEWELL PARC BY HOMEFRONT

In May, Hopewell Township's very first affordable building opened its doors to more than 20 families. The 26 unit, 100 percent affordable development was created in partnership with Homes by TLC, Lennar Builders, and Hopewell Township. Families in these homes will pay no more than 30% of their income on rent and will have access to wraparound support services provided by HomeFront, a leading homeless service provider in New Jersey. The partnership and collaboration between stakeholders in this project was exemplary and demonstrates what is possible to others across the state. In addition to the 100 percent affordable building that opened in Hopewell Parc in May, the development will include an additional 190 affordable homes, for a total of 216.



"This building, and hundreds more throughout New Jersey, would not have been possible without the commitment and dedication of Fair Share Housing Center to advancing affordable housing. Because of them, 26 families now have a place to call home in one of the most desirable places to live in our state. We are grateful for their leadership and partnership in this work."

- Celia Bernstein, Executive Director, Homes by TLC, Inc.

Fair Housing For All: HUD Proposes Rule Changes

In April, after more than two years of discussion and advocacy, the Department of Housing and Urban Development (HUD) announced proposed rule changes to protect people with prior criminal legal system involvement from housing discrimination. Many of the proposed changes are modeled after New Jersey's Fair Chance in Housing Act, which bars landlords from inquiring about criminal history on an initial housing application and then creates a tiered framework with lookback periods for what convictions a landlord may consider. The proposed HUD rules would extend similar protections to people in HUD-managed housing. FSHC provided comments on the proposed rule, and hosted a webinar with more than 200 registrants to share the news of the rule and tips for submitting comments.



Fair Housing, Fair Recovery: The Tenth Anniversary of the Historic Sandy Settlement

May 30, 2024 marked the tenth anniversary of the Sandy Settlement, which reallocated more than a half-billion dollars in aid to low-income renters, primarily people of color, in New Jersey. To commemorate this anniversary, the largest Fair Housing Act settlement in history, FSHC hosted *Fair Housing, Fair Recovery*, on May 29th, featuring DCA Commissioner Jacquelyn Suárez, former HUD Deputy Assistant Secretary for Fair Housing Enforcement and Programs Sara Pratt, former DCA Commissioner Chuck Richman, and Superstorm Sandy survivors Kisha Baldwin and Millie Gonzalez.



ADVOCATE!

Talk with your friends, neighbors, and municipal council members about why you support affordable housing in your town.



DONATE!

Advance FSHC's mission and work with a charitable donation. [Give online](#) today, or [email](#) our Development Team to discuss the gift option that suits you best.



JOIN US!

[Sign up](#) for our newsletter and stay up-to-date on all things Fair Share Housing Center, including news, events, and more.