

A586 (1R)

INTRODUCED BILL: (Includes sponsor(s) statement)	Yes	
REPRINT(S):	Yes	AHO 5/13/24 1R
TECHNICAL REVIEW:	No	
COMMITTEE STATEMENT:	ASSEMBLY:	Yes Housing Appropriations
	SENATE:	No

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, *may possibly* be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT:	No	
LEGISLATIVE FISCAL ESTIMATE:	Yes	04/29/2024 06/25/2024

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: Yes

FOLLOWING WERE PRINTED:

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REPORTS:	No
HEARINGS:	No
NEWSPAPER ARTICLES:	No

CL/MM

P.L. 2024, CHAPTER 98, *approved December 12, 2024*
Senate, No. 1430 (*Second Reprint*)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

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

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SCU committee amendments adopted January 25, 2024.

²Senate SBA committee amendments adopted June 26, 2024.

1 program voucher to buy a home ¹**[and receive monthly assistance in**
2 meeting homeownership expenses] by providing monthly
3 homeownership assistance or a single down payment assistance
4 grant.

5 g. The program shall reserve a portion of the funds available to
6 it to establish and administer a program comparable to the federal
7 Section 8 Housing Choice Voucher Family Self-Sufficiency
8 Program, authorized pursuant to Section 1437u of Title 42 of the
9 Code of Federal Regulations, to help families achieve economic
10 independence and reduce dependence on welfare assistance and
11 rental subsidies.

12 h. The program shall reserve a portion of the funds available to
13 it to establish and administer a Home Repair Emergency Assistance
14 Fund, to assist families with costs of necessary home repairs and
15 other homeownership expenses over the course of their
16 participation¹.

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

18

19 2. (New section) A housing authority created or continued
20 pursuant to the "Local Redevelopment and Housing Law,"
21 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
22 through the federal section 8 Housing Choice Voucher Program,
23 shall use a portion of the funds available to it to implement the
24 Housing Choice Voucher Homeownership Program, established
25 pursuant to Subpart M of Part 982 of Title 24 of the Code of
26 Federal Regulations, to enable a household to use a program
27 voucher to buy a home ¹**[and receive monthly assistance in meeting**
28 **homeownership expenses]** by providing monthly homeownership
29 assistance or a single down payment assistance grant, or shall
30 utilize the federal section 8 Housing Choice Voucher Portability
31 Program to allow households to transfer to the Department of
32 Community Affairs federal section 8 Housing Choice Voucher
33 program to participate in the Homeownership program established
34 by subsection f. of section 1 of P.L.2004, c.140 (C.52:27D-287.1)¹.

35

36 ²**[3. On or before the first day of the sixth month next following**
37 **enactment of P.L. , c. (C.) (pending before the Legislature**
38 **as this bill), the Commissioner of Community Affairs shall,**
39 **pursuant to the "Administrative Procedure Act," P.L.1968, c.410**
40 **(C.52: 14B-1 et seq.), adopt rules and regulations to**
41 **implement P.L. , c. (C.) (pending before the Legislature as**
42 **this bill).]**²

43

44 ²**[4. This act shall take effect on the first day of the sixth month**
45 **next following enactment, but the commissioner may take**

1 anticipatory action necessary to effectuate the purposes of the act
2 prior to that date.】²

3
4 ²3. Notwithstanding the provisions of the "Administrative
5 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.) to the
6 contrary, the Department of Community Affairs may adopt,
7 immediately, upon filing with the Office of Administrative Law,
8 regulations to implement the provisions of P.L. , c. (C.)
9 (pending before the Legislature as this bill), which shall be effective
10 for a period not to exceed one year from the date of the filing. The
11 department shall thereafter amend, adopt, or readopt the regulations
12 in accordance with the requirements of P.L.1968, c.410 (C.52:14B-
13 1 et seq.).²

14
15 ²4. This act shall take effect immediately.²

16
17
18 _____
19
20 Provides for expanded use of affordable housing voucher
21 program funding.

CHAPTER 98

AN ACT concerning use of affordable housing vouchers for homeownership expenses, amending P.L.2004, c.140, and supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).

BE IT ENACTED by the Senate and General Assembly of the State of New Jersey:

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

C.52:27D-287.1 Rental assistance program for low-income households, senior citizens, veterans.

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

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

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

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

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

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

f. The program shall reserve a portion of the funds available to it to establish and administer a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program, authorized pursuant to Subpart M of Part 982 of Title 24 of the Code of Federal Regulations, to enable a household to use a program voucher to buy a home by providing monthly homeownership assistance or a single down payment assistance grant.

g. The program shall reserve a portion of the funds available to it to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program, authorized pursuant to Section 1437u of Title 42 of the Code of Federal Regulations, to help families achieve economic independence and reduce dependence on welfare assistance and rental subsidies.

h. The program shall reserve a portion of the funds available to it to establish and administer a Home Repair Emergency Assistance Fund, to assist families with costs of necessary home repairs and other homeownership expenses over the course of their participation.

C.40A:12A-17.1 Housing choice vouchers, homeownership assistance.

2. A housing authority created or continued pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding through the federal section 8 Housing Choice Voucher Program, shall use a portion of the funds available to it to implement the Housing Choice Voucher Homeownership Program, established pursuant to Subpart M of Part 982 of Title 24 of the Code of Federal Regulations, to enable a household to use a program voucher to buy a home by providing monthly homeownership assistance or a

single down payment assistance grant, or shall utilize the federal section 8 Housing Choice Voucher Portability Program to allow households to transfer to the Department of Community Affairs federal section 8 Housing Choice Voucher program to participate in the Homeownership program established by subsection f. of section 1 of P.L.2004, c.140 (C.52:27D-287.1).

C.40A:12A-17.2 Regulations.

3. Notwithstanding the provisions of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.) to the contrary, the Department of Community Affairs may adopt, immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of P.L.2024, c.98 (C.40A:12A-17.1 et al.), which shall be effective for a period not to exceed one year from the date of the filing. The department shall thereafter amend, adopt, or readopt the regulations in accordance with the requirements of P.L.1968, c.410 (C.52:14B-1 et seq.).

4. This act shall take effect immediately.

Approved December 12, 2024.

SENATE, No. 1430

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator ANGELA V. MCKNIGHT

District 31 (Hudson)

Senator TROY SINGLETON

District 7 (Burlington)

Co-Sponsored by:

Senator Burgess

SYNOPSIS

Requires expanded use of affordable housing voucher program funding for homeownership expense assistance.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 1/25/2024)

S1430 MCKNIGHT, SINGLETON

2

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

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

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a
39 program voucher to buy a home and receive monthly assistance in
40 meeting homeownership expenses.

41 (cf: P.L.2017, c.29, s.1)
42

43 2. (New section) A housing authority created or continued
44 pursuant to the "Local Redevelopment and Housing Law,"
45 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding

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 through the federal section 8 Housing Choice Voucher Program,
2 shall use a portion of the funds available to it to implement the
3 Housing Choice Voucher Homeownership Program, established
4 pursuant to Subpart M of Part 982 of Title 24 of the Code of
5 Federal Regulations, to enable a household to use a program
6 voucher to buy a home and receive monthly assistance in meeting
7 homeownership expenses.

8
9 3. On or before the first day of the sixth month next following
10 enactment of P.L. , c. (C.) (pending before the Legislature
11 as this bill), the Commissioner of Community Affairs shall,
12 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
13 (C.52: 14B-1 et seq.), adopt rules and regulations to
14 implement P.L. , c. (C.) (pending before the Legislature as
15 this bill).

16
17 4. This act shall take effect on the first day of the sixth month
18 next following enactment, but the commissioner may take
19 anticipatory action necessary to effectuate the purposes of the act
20 prior to that date.

21

22

23 STATEMENT

24

25 This bill would require expanded use of affordable housing
26 voucher program funding for the purpose of homeownership
27 expense assistance.

28 The bill would require the Department of Community Affairs
29 (DCA) to reserve a portion of the funding provided for the State
30 Rental Assistance Program (SRAP) to establish and administer a
31 program comparable to the federal section 8 Housing Choice
32 Voucher Homeownership Program. The federal section 8 Housing
33 Choice Voucher Homeownership Program allows program
34 participants, who would otherwise apply a voucher towards rent
35 payments, to instead apply the voucher towards principal and
36 interest on mortgage debt, insurance, taxes, utilities and other
37 homeownership expenses.

38 The bill would require local housing authorities in the State that
39 administer funding through the federal section 8 Housing Choice
40 Voucher Program to also implement the Housing Choice Voucher
41 Homeownership Program. Currently, local housing authorities are
42 permitted, but not required, to implement this program.

43 The bill would take effect on the first day of the sixth month
44 following enactment in order to provide DCA and housing
45 authorities time to prepare to implement the bill's requirements.

[First Reprint]

SENATE, No. 1430

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator ANGELA V. MCKNIGHT

District 31 (Hudson)

Senator TROY SINGLETON

District 7 (Burlington)

Co-Sponsored by:

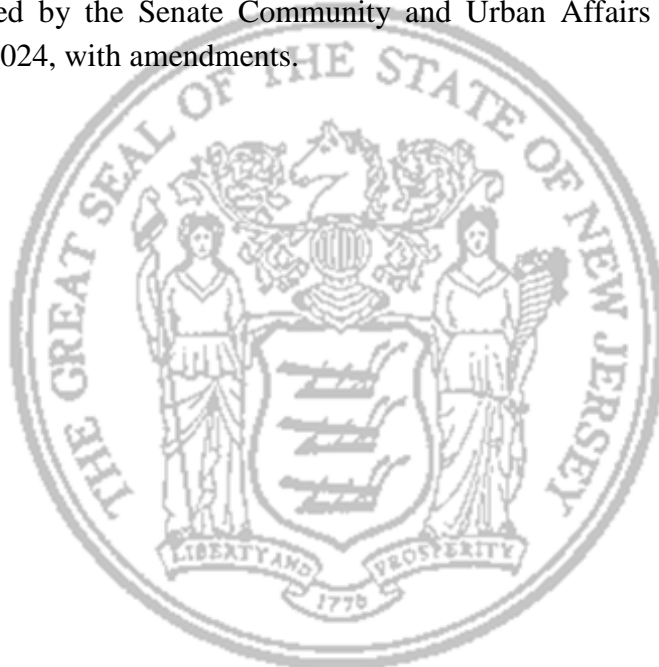
Senator Burgess

SYNOPSIS

Provides for expanded use of affordable housing voucher program funding.

CURRENT VERSION OF TEXT

As reported by the Senate Community and Urban Affairs Committee on January 25, 2024, with amendments.



(Sponsorship Updated As Of: 1/25/2024)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

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

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a
39 program voucher to buy a home ¹[and receive monthly assistance in
40 meeting homeownership expenses] by providing monthly
41 homeownership assistance or a single down payment assistance
42 grant.

43 g. The program shall reserve a portion of the funds available to
44 it to establish and administer a program comparable to the federal

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SCU committee amendments adopted January 25, 2024.

1 Section 8 Housing Choice Voucher Family Self-Sufficiency
2 Program, authorized pursuant to Section 1437u of Title 42 of the
3 Code of Federal Regulations, to help families achieve economic
4 independence and reduce dependence on welfare assistance and
5 rental subsidies.

6 h. The program shall reserve a portion of the funds available to
7 it to establish and administer a Home Repair Emergency Assistance
8 Fund, to assist families with costs of necessary home repairs and
9 other homeownership expenses over the course of their
10 participation¹.

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

12

13 2. (New section) A housing authority created or continued
14 pursuant to the "Local Redevelopment and Housing Law,"
15 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
16 through the federal section 8 Housing Choice Voucher Program,
17 shall use a portion of the funds available to it to implement the
18 Housing Choice Voucher Homeownership Program, established
19 pursuant to Subpart M of Part 982 of Title 24 of the Code of
20 Federal Regulations, to enable a household to use a program
21 voucher to buy a home ¹and receive monthly assistance in meeting
22 homeownership expenses by providing monthly homeownership
23 assistance or a single down payment assistance grant, or shall
24 utilize the federal section 8 Housing Choice Voucher Portability
25 Program to allow households to transfer to the Department of
26 Community Affairs federal section 8 Housing Choice Voucher
27 program to participate in the Homeownership program established
28 by subsection f. of section 1 of P.L.2004, c.140 (C.52:27D-287.1)¹.

29

30 3. On or before the first day of the sixth month next following
31 enactment of P.L. , c. (C.) (pending before the Legislature
32 as this bill), the Commissioner of Community Affairs shall,
33 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
34 (C.52: 14B-1 et seq.), adopt rules and regulations to
35 implement P.L. , c. (C.) (pending before the Legislature as
36 this bill).

37

38 4. This act shall take effect on the first day of the sixth month
39 next following enactment, but the commissioner may take
40 anticipatory action necessary to effectuate the purposes of the act
41 prior to that date.

[Second Reprint]

SENATE, No. 1430

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator ANGELA V. MCKNIGHT

District 31 (Hudson)

Senator TROY SINGLETON

District 7 (Burlington)

Assemblyman STERLEY S. STANLEY

District 18 (Middlesex)

Assemblyman REGINALD W. ATKINS

District 20 (Union)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Senators Burgess, Moriarty, Gopal, Ruiz, Pou, Assemblymen Wimberly, Venezia, Assemblywoman Quijano, Assemblyman Rodriguez, Assemblywomen Donlon, Peterpaul, Hall and Assemblyman Sampson

SYNOPSIS

Provides for expanded use of affordable housing voucher program funding.

CURRENT VERSION OF TEXT

As reported by the Senate Budget and Appropriations Committee on June 26, 2024, with amendments.



(Sponsorship Updated As Of: 10/28/2024)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

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

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a
39 program voucher to buy a home ¹[and receive monthly assistance in
40 meeting homeownership expenses] by providing monthly
41 homeownership assistance or a single down payment assistance
42 grant.

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SCU committee amendments adopted January 25, 2024.

²Senate SBA committee amendments adopted June 26, 2024.

1 g. The program shall reserve a portion of the funds available to
2 it to establish and administer a program comparable to the federal
3 Section 8 Housing Choice Voucher Family Self-Sufficiency
4 Program, authorized pursuant to Section 1437u of Title 42 of the
5 Code of Federal Regulations, to help families achieve economic
6 independence and reduce dependence on welfare assistance and
7 rental subsidies.

8 h. The program shall reserve a portion of the funds available to
9 it to establish and administer a Home Repair Emergency Assistance
10 Fund, to assist families with costs of necessary home repairs and
11 other homeownership expenses over the course of their
12 participation¹.

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

14
15 2. (New section) A housing authority created or continued
16 pursuant to the "Local Redevelopment and Housing Law,"
17 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
18 through the federal section 8 Housing Choice Voucher Program,
19 shall use a portion of the funds available to it to implement the
20 Housing Choice Voucher Homeownership Program, established
21 pursuant to Subpart M of Part 982 of Title 24 of the Code of
22 Federal Regulations, to enable a household to use a program
23 voucher to buy a home ¹**[**and receive monthly assistance in meeting
24 homeownership expenses**]** by providing monthly homeownership
25 assistance or a single down payment assistance grant, or shall
26 utilize the federal section 8 Housing Choice Voucher Portability
27 Program to allow households to transfer to the Department of
28 Community Affairs federal section 8 Housing Choice Voucher
29 program to participate in the Homeownership program established
30 by subsection f. of section 1 of P.L.2004, c.140 (C.52:27D-287.1)¹.

31
32 ²**[**3. On or before the first day of the sixth month next following
33 enactment of P.L. , c. (C.) (pending before the Legislature
34 as this bill), the Commissioner of Community Affairs shall,
35 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
36 (C.52: 14B-1 et seq.), adopt rules and regulations to
37 implement P.L. , c. (C.) (pending before the Legislature as
38 this bill).**]**²

39
40 ²**[**4. This act shall take effect on the first day of the sixth month
41 next following enactment, but the commissioner may take
42 anticipatory action necessary to effectuate the purposes of the act
43 prior to that date.**]**²

44
45 ²3. Notwithstanding the provisions of the "Administrative
46 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.) to the

S1430 [2R] MCKNIGHT, SINGLETON

4

1 contrary, the Department of Community Affairs may adopt,
2 immediately, upon filing with the Office of Administrative Law,
3 regulations to implement the provisions of P.L. , c. (C.)
4 (pending before the Legislature as this bill), which shall be effective
5 for a period not to exceed one year from the date of the filing. The
6 department shall thereafter amend, adopt, or readopt the regulations
7 in accordance with the requirements of P.L.1968, c.410 (C.52:14B-
8 1 et seq.).²
9
10 ^{24.} This act shall take effect immediately.²

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1430

with committee amendments

STATE OF NEW JERSEY

DATED: JANUARY 25, 2024

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 1430.

As amended, this bill would require expanded use of affordable housing voucher program funding for the purpose of homeownership expense assistance.

The bill would require the Department of Community Affairs (DCA) to reserve a portion of the funding provided for the State Rental Assistance Program (SRAP) to establish and administer a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program. The federal section 8 Housing Choice Voucher Homeownership Program allows program participants, who would otherwise apply a voucher towards rent payments, to instead apply the voucher towards down payment assistance or principal and interest on mortgage debt, insurance, taxes, utilities, and other homeownership expenses.

The bill would also require SRAP to reserve a portion of the funds available to it to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program, to help families achieve economic independence and reduce dependence on welfare assistance and rental subsidies, as well as to establish and administer a Home Repair Emergency Assistance Fund, to assist families with costs of necessary home repairs and other homeownership expenses over the course of their participation.

The bill would require local housing authorities in the State that administer funding through the federal section 8 Housing Choice Voucher Program to also implement the Housing Choice Voucher Homeownership Program. Currently, local housing authorities are permitted, but not required, to implement this program.

The bill would take effect on the first day of the sixth month following enactment in order to provide DCA and housing authorities time to prepare to implement the bill's requirements.

This bill was prefiled for introduction in the 2024-2025 session pending technical review. As amended and reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS:

The committee amended the bill to: (1) provide that a homeownership voucher provided pursuant to the bill may be used for a single down payment assistance grant or monthly homeownership assistance; (2) require that a portion of funds available to SRAP is reserved to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program; and (3) require that a portion of funds available to SRAP is reserved to establish and administer a Home Repair Emergency Assistance Fund.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

[First Reprint]

SENATE, No. 1430

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Senate Budget and Appropriations Committee reports favorably and with committee amendments Senate Bill No. 1430 (1R).

As amended, this bill would provide for expanded use of affordable housing voucher program funding for the purpose of homeownership expense assistance.

The bill would require the Department of Community Affairs (DCA) to reserve a portion of the funding provided for the State Rental Assistance Program (SRAP) to establish and administer a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program. The federal section 8 Housing Choice Voucher Homeownership Program allows program participants, who would otherwise apply a voucher towards rent payments, to instead apply the voucher towards down payment assistance or principal and interest on mortgage debt, insurance, taxes, utilities, and other homeownership expenses.

The bill would also require SRAP to reserve a portion of the funds available to it to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program, to help families achieve economic independence and reduce dependence on welfare assistance and rental subsidies, as well as to establish and administer a Home Repair Emergency Assistance Fund, to assist families with costs of necessary home repairs and other homeownership expenses over the course of their participation.

The bill would require local housing authorities in the State that administer funding through the federal section 8 Housing Choice Voucher Program to also implement the Housing Choice Voucher Homeownership Program. Currently, local housing authorities are permitted, but not required, to implement this program.

The bill takes effect immediately and allows DCA to adopt, immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of the bill, to be effective for a period not to exceed one year. The bill requires that DCA thereafter amend, adopt, or readopt the regulations in accordance with the

requirements of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

COMMITTEE AMENDMENTS:

The amendments provide that the bill is to take effect immediately and allow DCA to adopt immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of the bill, to be effective for a period not to exceed one year. The bill requires that DCA thereafter amend, adopt, or readopt the regulations in accordance with the requirements of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

FISCAL IMPACT:

The Office of Legislative Services (OLS) concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of new programs within the existing State Rental Assistance Program.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program.

The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

SENATE, No. 1430 STATE OF NEW JERSEY 221st LEGISLATURE

DATED: APRIL 17, 2024

SUMMARY

- Synopsis:** Provides for expanded use of affordable housing voucher program funding.
- Type of Impact:** Potential increases in State and local expenditures.
- Agencies Affected:** Department of Community Affairs; certain local housing authorities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of new programs within the existing State Rental Assistance Program.
- This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program.
- The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

BILL DESCRIPTION

This bill would require expanded use of funds from the existing State Rental Assistance Program through the establishment and administration of the following programs:

- 1) A program comparable to the federal Section 8 Housing Choice Voucher Homeownership Program, providing either monthly assistance in meeting homeownership expenses or a single down payment assistance grant;
- 2) a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program; and
- 3) a Home Repair Emergency Assistance Fund.

The bill would also require housing authorities created or continued pursuant to the Local Redevelopment and Housing Law, P.L.1992, c.79, that administer funding through the federal Section 8 Housing Choice Voucher Program to use a portion of available funds to implement the Housing Choice Voucher Homeownership Program, established under federal law, or to allow households to transfer to the Department of Community Affairs federal Section 8 Housing Choice Voucher Program to participate in its Section 8 Homeownership Program.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of new programs within the existing State Rental Assistance Program. The program provides grants comparable to the federal Section 8 program to State residents not currently holding such federal vouchers. For context, the State Rental Assistance Program has received an annual appropriation of \$18.5 million each year in FY 2014 through FY 2024, as well as a transfer of at least \$20 million from the New Jersey Affordable Housing Trust Fund in each fiscal year going back to FY 2011.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program. The addition of new programs without an increase in funding is expected to result in a decrease in available funding to the existing programs. The new programs would be administered through the department alongside the existing programs.

The OLS also finds the bill may result in expenditure increases for certain local housing authorities. The bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities. Currently, local housing authorities are permitted, but not required, to implement this program.

The OLS is unable to estimate the number of households that may apply for State Rental Assistance Program funding under the new programs established pursuant to the bill. Additionally, the bill requires the department to promulgate rules and regulations, which are expected to include provisions concerning the amounts or percentages of funds reserved for specific purposes. The OLS is unable to project the content or estimate the impact of the rules and regulations that would be adopted.

Section: Local Government

*Analyst: Grace Ahlin
Assistant Fiscal Analyst*

*Approved: Thomas Koenig
Legislative Budget and Finance Officer*

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

LEGISLATIVE FISCAL ESTIMATE

[Second Reprint]

SENATE, No. 1430 STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JULY 3, 2024

SUMMARY

- Synopsis:** Provides for expanded use of affordable housing voucher program funding.
- Type of Impact:** Potential increases in State and local expenditures.
- Agencies Affected:** Department of Community Affairs, certain local housing authorities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that this bill may result in an increase in State expenditures as a result of the establishment of new programs in the existing State Rental Assistance Program.
- This bill would require expanded use of the funds in the existing State Rental Assistance Program, which will reduce the funds available to the other programs funded through the State Rental Assistance Program.
- The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

BILL DESCRIPTION

This bill would require expanded use of funds from the existing State Rental Assistance Program through the establishment and administration of a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program, providing either monthly assistance in meeting homeownership expenses or a single down payment assistance grant; a program

comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program; and a Home Repair Emergency Assistance Fund.

The bill would also require housing authorities created or continued pursuant to the Local Redevelopment and Housing Law, P.L.1992, c.79, that administers funding through the federal section 8 Housing Choice Voucher Program to use a portion of available funds to implement the Housing Choice Voucher Homeownership Program, established under federal law, or to allow households to transfer to the Department of Community Affairs federal section 8 Housing Choice Voucher program to participate in its Section 8 Homeownership program.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of new programs within the existing State Rental Assistance Program. The program provides grants comparable to the federal Section 8 program to State residents not currently holding such federal vouchers. For context, the State Rental Assistance Program has received an annual appropriation of \$18.5 million each year in FY 2014 through FY 2024, as well as a transfer of at least \$20 million from the New Jersey Affordable Housing Trust Fund in each fiscal year going back to FY 2011.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program. The addition of new programs without an increase in funding is expected to result in a decrease in available funding to the existing programs. The new programs would be administered through the department alongside the existing programs.

The OLS also finds the bill may result in expenditure increases for certain local housing authorities. The bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities. Currently, local housing authorities are permitted, but not required, to implement this program.

The OLS is unable to estimate the number of households that may apply for State Rental Assistance Program funding under the new programs established pursuant to the bill. Additionally, the bill requires the department to promulgate rules and regulations, which are expected to include provisions concerning the amounts or percentages of funds reserved for specific purposes. The OLS is unable to project the content or estimate the impact of the rules and regulations that would be adopted.

Section: Local Government

Analyst: Grace Ahlin
Assistant Fiscal Analyst

Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

ASSEMBLY, No. 586

STATE OF NEW JERSEY

221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman STERLEY S. STANLEY

District 18 (Middlesex)

Assemblyman REGINALD W. ATKINS

District 20 (Union)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Assemblymen Wimberly, Venezia and Assemblywoman Quijano

SYNOPSIS

Requires expanded use of affordable housing voucher program funding for homeownership expense assistance.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 5/13/2024)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

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

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a
39 program voucher to buy a home and receive monthly assistance in
40 meeting homeownership expenses.

41 (cf: P.L.2017, c.29, s.1)
42

43 2. (New section) A housing authority created or continued
44 pursuant to the "Local Redevelopment and Housing Law,"
45 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
46 through the federal section 8 Housing Choice Voucher Program,

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 shall use a portion of the funds available to it to implement the
2 Housing Choice Voucher Homeownership Program, established
3 pursuant to Subpart M of Part 982 of Title 24 of the Code of
4 Federal Regulations, to enable a household to use a program
5 voucher to buy a home and receive monthly assistance in meeting
6 homeownership expenses.

7
8 3. On or before the first day of the sixth month next following
9 enactment of P.L. , c. (C.) (pending before the Legislature
10 as this bill), the Commissioner of Community Affairs shall,
11 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
12 (C.52:14B-1 et seq.), adopt rules and regulations to implement
13 P.L. , c. (C.) (pending before the Legislature as this bill).

14
15 4. This act shall take effect on the first day of the sixth month
16 next following enactment, but the commissioner may take
17 anticipatory action necessary to effectuate the purposes of the act
18 prior to that date.

19
20
21 STATEMENT

22
23 This bill would require expanded use of affordable housing
24 voucher program funding for the purpose of homeownership
25 expense assistance.

26 The bill would require the Department of Community Affairs
27 (DCA) to reserve a portion of the funding provided for the State
28 Rental Assistance Program (SRAP) to establish and administer a
29 program comparable to the federal section 8 Housing Choice
30 Voucher Homeownership Program. The federal section 8 Housing
31 Choice Voucher Homeownership Program allows program
32 participants, who would otherwise apply a voucher towards rent
33 payments, to instead apply the voucher towards principal and
34 interest on mortgage debt, insurance, taxes, utilities and other
35 homeownership expenses.

36 The bill would require local housing authorities in the State that
37 administer funding through the federal section 8 Housing Choice
38 Voucher Program to also implement the Housing Choice Voucher
39 Homeownership Program. Currently, local housing authorities are
40 permitted, but not required, to implement this program.

41 The bill would take effect on the first day of the sixth month
42 following enactment in order to provide DCA and housing
43 authorities time to prepare to implement the bill's requirements.

[First Reprint]

ASSEMBLY, No. 586

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman STERLEY S. STANLEY

District 18 (Middlesex)

Assemblyman REGINALD W. ATKINS

District 20 (Union)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

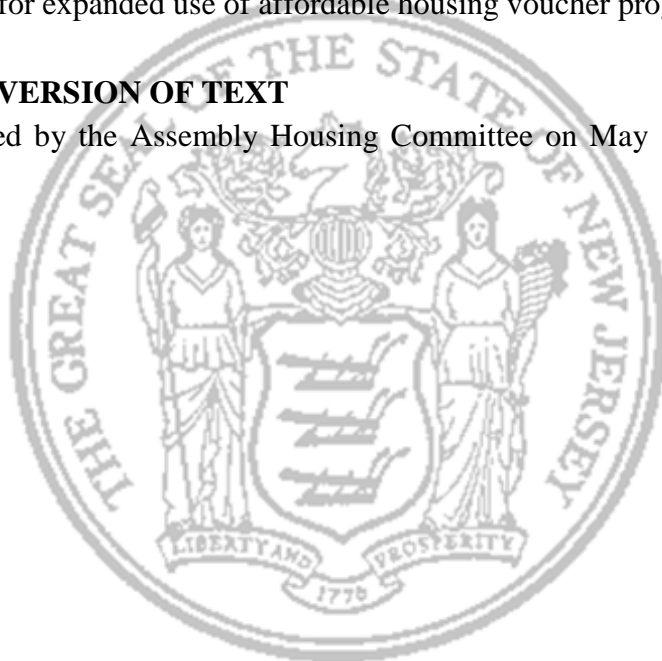
**Assemblymen Wimberly, Venezia, Assemblywoman Quijano,
Assemblyman Rodriguez, Assemblywomen Donlon, Peterpaul, Hall and
Assemblyman Sampson**

SYNOPSIS

Provides for expanded use of affordable housing voucher program funding.

CURRENT VERSION OF TEXT

As reported by the Assembly Housing Committee on May 13, 2024, with amendments.



(Sponsorship Updated As Of: 10/28/2024)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

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

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

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

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

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

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

32 f. The program shall reserve a portion of the funds available to it
33 to establish and administer a program comparable to the federal
34 section 8 Housing Choice Voucher Homeownership Program,
35 authorized pursuant to Subpart M of Part 982 of Title 24 of the Code
36 of Federal Regulations, to enable a household to use a program
37 voucher to buy a home ¹[and receive monthly assistance in meeting
38 homeownership expenses] by providing monthly homeownership
39 assistance or a single down payment assistance grant.

40 g. The program shall reserve a portion of the funds available to
41 it to establish and administer a program comparable to the federal
42 Section 8 Housing Choice Voucher Family Self-Sufficiency
43 Program, authorized pursuant to Section 1437u of Title 42 of the

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

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AHO committee amendments adopted May 13, 2024.

1 Code of Federal Regulations, to help families achieve economic
2 independence and reduce dependence on welfare assistance and
3 rental subsidies.

4 h. The program shall reserve a portion of the funds available to
5 it to establish and administer a Home Repair Emergency Assistance
6 Fund, to assist families with costs of necessary home repairs and
7 other homeownership expenses over the course of their
8 participation¹.

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

10

11 2. (New section) A housing authority created or continued
12 pursuant to the "Local Redevelopment and Housing Law,"
13 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
14 through the federal section 8 Housing Choice Voucher Program,
15 shall use a portion of the funds available to it to implement the
16 Housing Choice Voucher Homeownership Program, established
17 pursuant to Subpart M of Part 982 of Title 24 of the Code of
18 Federal Regulations, to enable a household to use a program
19 voucher to buy a home ¹and receive monthly assistance in meeting
20 homeownership expenses **]** by providing monthly homeownership
21 assistance or a single down payment assistance grant, or shall
22 utilize the federal section 8 Housing Choice Voucher Portability
23 Program to allow households to transfer to the Department of
24 Community Affairs federal section 8 Housing Choice Voucher
25 program to participate in the Homeownership program established
26 by subsection f. of section 1 of P.L.2004, c.140 (C.52:27D-287.1)¹.

27

28 ¹**]**3. On or before the first day of the sixth month next following
29 enactment of P.L. , c. (C.) (pending before the Legislature
30 as this bill), the Commissioner of Community Affairs shall,
31 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
32 (C.52:14B-1 et seq.), adopt rules and regulations to implement
33 P.L. , c. (C.) (pending before the Legislature as this bill). **]**¹

34

35 ¹**]**4. This act shall take effect on the first day of the sixth month
36 next following enactment, but the commissioner may take
37 anticipatory action necessary to effectuate the purposes of the act
38 prior to that date. **]**¹

39

40 ¹3. Notwithstanding the provisions of the "Administrative
41 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.) to the contrary,
42 the Department of Community Affairs may adopt, immediately, upon
43 filing with the Office of Administrative Law, regulations to implement
44 the provisions of P.L. , c. (C.) (pending before the Legislature
45 as this bill), which shall be effective for a period not to exceed one
46 year from the date of the filing. The department shall thereafter

A586 [1R] STANLEY, ATKINS

4

1 amend, adopt, or readopt the regulations in accordance with the
2 requirements of P.L.1968, c.410 (C.52:14B-1 et seq.).¹

3

4 ¹4. This act shall take effect immediately.¹

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 586

with committee amendments

STATE OF NEW JERSEY

DATED: MAY 13, 2024

The Assembly Housing Committee reports favorably and with committee amendments Assembly Bill No. 586.

As amended, this bill would provide for expanded use of affordable housing voucher program funding for the purpose of homeownership expense assistance.

The bill would require the Department of Community Affairs (DCA) to reserve a portion of the funding provided for the State Rental Assistance Program (SRAP) to establish and administer a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program. The federal section 8 Housing Choice Voucher Homeownership Program allows program participants, who would otherwise apply a voucher towards rent payments, to instead apply the voucher towards down payment assistance or principal and interest on mortgage debt, insurance, taxes, utilities, and other homeownership expenses.

The bill would also require SRAP to reserve a portion of the funds available to it to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program, to help families achieve economic independence and reduce dependence on welfare assistance and rental subsidies, as well as to establish and administer a Home Repair Emergency Assistance Fund, to assist families with costs of necessary home repairs and other homeownership expenses over the course of their participation.

The bill would require local housing authorities in the State that administer funding through the federal section 8 Housing Choice Voucher Program to also implement the Housing Choice Voucher Homeownership Program. Currently, local housing authorities are permitted, but not required, to implement this program.

The bill takes effect immediately and allows DCA to adopt, immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of the bill, to be effective for a period not to exceed one year. The bill requires that DCA thereafter amend, adopt, or readopt the regulations in accordance with the requirements of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

This bill was prefiled for introduction in the 2024-2025 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

(1) provide that a homeownership voucher provided pursuant to the bill may be used for a single down payment assistance grant or monthly homeownership assistance;

(2) require that a portion of funds available to SRAP is reserved to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program;

(3) require that a portion of funds available to SRAP is reserved to establish and administer a Home Repair Emergency Assistance Fund; and

(4) provide that the bill is to take effect immediately and allow DCA to adopt immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of the bill, to be effective for a period not to exceed one year. The bill requires that DCA thereafter amend, adopt, or readopt the regulations in accordance with the requirements of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 586

STATE OF NEW JERSEY

DATED: JUNE 24, 2024

The Assembly Appropriations Committee reports favorably Assembly Bill No. 586 (1R).

This bill would provide for expanded use of affordable housing voucher program funding for the purpose of homeownership expense assistance.

The bill would require the Department of Community Affairs (DCA) to reserve a portion of the funding provided for the State Rental Assistance Program (SRAP) to establish and administer a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program. The federal section 8 Housing Choice Voucher Homeownership Program allows program participants, who would otherwise apply a voucher towards rent payments, to instead apply the voucher towards down payment assistance or principal and interest on mortgage debt, insurance, taxes, utilities, and other homeownership expenses.

The bill would also require SRAP to reserve a portion of the funds available to it to establish and administer a program comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program, to help families achieve economic independence and reduce dependence on welfare assistance and rental subsidies, as well as to establish and administer a Home Repair Emergency Assistance Fund, to assist families with costs of necessary home repairs and other homeownership expenses over the course of their participation.

The bill would require local housing authorities in the State that administer funding through the federal section 8 Housing Choice Voucher Program to also implement the Housing Choice Voucher Homeownership Program. Currently, local housing authorities are permitted, but not required, to implement this program.

The bill takes effect immediately and allows DCA to adopt, immediately, upon filing with the Office of Administrative Law, regulations to implement the provisions of the bill, to be effective for a period not to exceed one year. The bill requires that DCA thereafter amend, adopt, or readopt the regulations in accordance with the requirements of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

FISCAL IMPACT:

The Office of Legislative Services (OLS) concludes that this bill may result in an increase in State expenditures as a result of the establishment of new programs in the existing State Rental Assistance Program.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program.

The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

LEGISLATIVE FISCAL ESTIMATE
ASSEMBLY, No. 586
STATE OF NEW JERSEY
221st LEGISLATURE

DATED: APRIL 29, 2024

SUMMARY

Synopsis: Requires expanded use of affordable housing voucher program funding for homeownership expense assistance.

Type of Impact: Potential increases in State and local expenditures.

Agencies Affected: Department of Community Affairs, certain local housing authorities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of a new homeownership program within the existing State Rental Assistance Program.
- This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program.
- The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

BILL DESCRIPTION

This bill would require expanded use of funds from the existing State Rental Assistance Program through the establishment and administration of a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program, enabling a household to use a

program voucher to buy a home and receive monthly assistance in meeting homeownership expenses.

The bill would also require housing authorities created or continued pursuant to the Local Redevelopment and Housing Law, P.L.1992, c.79, that administer funding through the federal section 8 Housing Choice Voucher Program to use a portion of available funds to implement the Housing Choice Voucher Homeownership Program, established under federal law.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of a new homeownership program within the existing State Rental Assistance Program. The program provides grants comparable to the federal Section 8 program to State residents not currently holding such federal vouchers. For context, the State Rental Assistance Program has received an annual appropriation of \$18.5 million each year in FY 2014 through FY 2024, as well as a transfer of at least \$20 million from the New Jersey Affordable Housing Trust Fund in each fiscal year going back to FY 2011.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program. The addition of a new program without an increase in funding is expected to result in a decrease in available funding to the existing programs. The new program would be administered through the department alongside the existing programs.

The OLS also finds the bill may result in expenditure increases for certain local housing authorities. The bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities. Currently, local housing authorities are permitted, but not required, to implement this program.

The OLS is unable to estimate the number of households that may apply for State Rental Assistance Program funding under the new homeownership program established pursuant to the bill. Additionally, the bill requires the department to promulgate rules and regulations, which are expected to include provisions concerning the amounts or percentages of funds reserved for specific purposes. The OLS is unable to estimate the specific content or impact of the rules and regulations that would be adopted.

Section: Local Government
Analyst: Grace Ahlin
Assistant Fiscal Analyst
Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

ASSEMBLY, No. 586

STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JUNE 25, 2024

SUMMARY

- Synopsis:** Provides for expanded use of affordable housing voucher program funding.
- Type of Impact:** Potential increases in State and local expenditures.
- Agencies Affected:** Department of Community Affairs, certain local housing authorities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that this bill may result in an increase in State expenditures as a result of the establishment of new programs in the existing State Rental Assistance Program.
- This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program.
- The OLS finds the bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities.

BILL DESCRIPTION

This bill would require expanded use of funds from the existing State Rental Assistance Program through the establishment and administration of a program comparable to the federal section 8 Housing Choice Voucher Homeownership Program, providing either monthly assistance in meeting homeownership expenses or a single down payment assistance grant; a program

comparable to the federal Section 8 Housing Choice Voucher Family Self-Sufficiency Program; and a Home Repair Emergency Assistance Fund.

The bill would also require housing authorities created or continued pursuant to the Local Redevelopment and Housing Law, P.L.1992, c.79, that administers funding through the federal section 8 Housing Choice Voucher Program to use a portion of available funds to implement the Housing Choice Voucher Homeownership Program, established under federal law, or to allow households to transfer to the Department of Community Affairs federal section 8 Housing Choice Voucher program to participate in its Section 8 Homeownership program.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill may result in a State expenditure increase for the Department of Community Affairs associated with the establishment and administration of new programs within the existing State Rental Assistance Program. The program provides grants comparable to the federal Section 8 program to State residents not currently holding such federal vouchers. For context, the State Rental Assistance Program has received an annual appropriation of \$18.5 million each year in FY 2014 through FY 2024, as well as a transfer of at least \$20 million from the New Jersey Affordable Housing Trust Fund in each fiscal year going back to FY 2011.

This bill would require expanded use of the funds in the existing State Rental Assistance Program. These uses would reduce the funds available to the other programs funded through the State Rental Assistance Program. The addition of new programs without an increase in funding is expected to result in a decrease in available funding to the existing programs. The new programs would be administered through the department alongside the existing programs.

The OLS also finds the bill may result in expenditure increases for certain local housing authorities. The bill's requirement that local housing authorities implement the federal Section 8 Housing Choice Voucher Homeownership Program may result in expenditure increases for those local entities. Currently, local housing authorities are permitted, but not required, to implement this program.

The OLS is unable to estimate the number of households that may apply for State Rental Assistance Program funding under the new programs established pursuant to the bill. Additionally, the bill requires the department to promulgate rules and regulations, which are expected to include provisions concerning the amounts or percentages of funds reserved for specific purposes. The OLS is unable to project the content or estimate the impact of the rules and regulations that would be adopted.

Section: Local Government

Analyst: Grace Ahlin
Assistant Fiscal Analyst

Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

Governor Murphy Takes Action on Legislation

12/12/2024

TRENTON – Today, Governor Murphy signed the following bills into law:

S-871/A-2286 (A.M. Bucco, Sarlo/Lopez, Dunn) - Establishes eligibility for enrollment in PERS and subsequent retirement benefits for certain county fire instructors under certain conditions

S-1430/A-586 (McKnight, Singleton/Stanley, Atkins, Reynolds-Jackson) - Provides for expanded use of affordable housing voucher program funding

S-1433/A-4433 (Singleton/Conaway) - Designates bridge over Crosswicks Creek on Interstate Highway Route 295 North as “Benjamin Moore and the 693rd Sapper Company Memorial Highway”

S-3611/A-4970 (Scutari, Vitale/Carter, Speight, Reynolds-Jackson) - Provides grant to study and map mental health care resources for children; makes appropriation

SJR-29/AJR-50 (Diegnan, Sarlo/Karabinchak, Stanley) - Designates August of each year as “Professional Engineers Month” in NJ and first Wednesday in August of each year as “Professional Engineering Day”

SJR-71/AJR-25 (Beach, Mukherji/DeAngelo, Danielsen, Venezia) - Designates first week of May of each year as Wounded Warrior Appreciation Week

SJR-103/AJR-60 (Diegnan, Corrado/Conaway, DeAngelo, Speight) - Declares NJ “Purple Heart State”

A-4043/S-3310 (Verrelli, Sampson, Sumter/Lagana, Turner) - Redirects portion of worker’s unemployment compensation trust fund contribution to unemployment compensation administration fund

A-4047/S-2949 (Sampson, Verrelli, Miller/Moriarty, Mukherji) - Revises unemployment compensation law

A-4148/S-3057 (Lampitt, Conaway, Speight/McKnight, Turner) - Requires DOH to develop informational materials on type 1 diabetes and DOE to distribute to parents and guardians of enrolled students

Governor Murphy conditionally vetoed the following bills:

S-2788/A-4569 (Cruz-Perez, Turner/Freiman, Katz, Simmons) – **CONDITIONAL** -Appropriates \$128.241 million from constitutionally dedicated CBT revenues to State Agriculture Development Committee for farmland preservation purposes

[Copy of Statement](#)