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[Third Reprint]

**ASSEMBLY, No. 3101**

**STATE OF NEW JERSEY**  
**213th LEGISLATURE**

INTRODUCED SEPTEMBER 15, 2008

**Sponsored by:**

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**SYNOPSIS**

Permits counties to create County Homelessness Trust Funds.

**CURRENT VERSION OF TEXT**

As reported by the Senate Budget and Appropriations Committee on May 14, 2009, with amendments.

(Sponsorship Updated As Of: 6/19/2009)

1 AN ACT addressing <sup>1</sup>**[chronic]**<sup>1</sup> homelessness by <sup>1</sup>**[providing for]**  
2 permitting<sup>1</sup> the establishment of <sup>1</sup>**[coordinated State and local**  
3 **programs]** County Homelessness Trust Funds<sup>1</sup>, amending  
4 <sup>1</sup>**[P.L.1995, c.244 and N.J.S.2A:17-34]** N.J.S.22A:4-17<sup>1</sup>, and  
5 supplementing P.L.1984, c.180 (C.52:27D-280 et seq.)<sup>1</sup><sup>1</sup>  
6

7 **BE IT ENACTED** by the Senate and General Assembly of the State  
8 of New Jersey:  
9

10 1. (New section) This act shall be known and may be cited as  
11 the “County Homelessness Trust Fund Act.”  
12

13 2. (New section) The Legislature finds and declares:

14 a. <sup>1</sup>The creation of county homelessness trust funds in counties  
15 that have completed and endorsed a plan to end homelessness will  
16 provide some of the additional funds necessary to move homeless or  
17 formerly homeless individuals toward the goal of permanent  
18 affordable housing and self-sufficiency.

19 b.<sup>1</sup> Despite laudable efforts by all levels of government, private  
20 individuals, nonprofit organizations, and charitable foundations to  
21 end homelessness, the number of homeless persons in New Jersey is  
22 unacceptably high. The State’s homeless population, furthermore,  
23 includes a large number of families with children, youth, veterans,  
24 the elderly,<sup>1</sup> and employed persons.

25 [b.] c.<sup>1</sup> Fiscal and social costs of homelessness are high for  
26 both the public and private sectors and declares that ending  
27 homelessness should be a joint goal for State and local government.

28 [c.] d.<sup>1</sup> A myriad of factors contribute to homelessness,  
29 including a shortage of affordable housing; a shortage of jobs that  
30 pay wages and benefits sufficient to support a family; high property  
31 taxes which undermine housing affordability; a lack of an  
32 accessible and affordable health care system available to all who  
33 suffer from physical and mental illnesses and chemical and alcohol  
34 dependency; domestic violence; and a lack of education and job  
35 skills necessary to acquire adequate wage jobs in the economy of  
36 the twenty-first century.

37 [d. The creation of county homelessness trust funds in counties  
38 that have completed and endorsed a plan to end homelessness will  
39 provide some of the additional funds necessary to move homeless or  
40 formerly homeless individuals toward the goal of permanent  
41 affordable housing and self-sufficiency.]<sup>1</sup>

**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:

<sup>1</sup>Assembly AHO committee amendments adopted October 23, 2008.

<sup>2</sup>Senate SCU committee amendments adopted December 8, 2008.

<sup>3</sup>Senate SBA committee amendments adopted May 14, 2009.

1 3. (New section) As used in this act:

2 <sup>1</sup>["Community action agency"] "Community based  
3 organization"<sup>1</sup> means a nonprofit, private, or public organization  
4 <sup>1</sup>["contracted by a county board of social services or the State of  
5 New Jersey"] funded with public or private funds, or both, that  
6 provides housing and services to families and individuals who are  
7 homeless<sup>1</sup>.

8 "County homeless housing grant program" means the vehicle by  
9 which competitive grants are awarded by the governing body of the  
10 county, utilizing moneys from the <sup>3</sup>["homeless housing account"]  
11 Homelessness Housing Trust Fund<sup>3</sup>, for activities directly related to  
12 housing homeless individuals and families, preventing  
13 homelessness, and other efforts directly related to permanently  
14 housing homeless persons, as administered by the local government  
15 or its designated subcontractor.

16 "County Homelessness Trust Fund Task Force" means the  
17 voluntary local committee created to advise a local government on  
18 the creation of a local homeless housing plan and participate in a  
19 local homeless housing program. It shall include a representative of  
20 the county, representatives from each of the three municipalities in  
21 the county with the largest populations of homeless people,  
22 representatives from the organization responsible for developing,  
23 implementing, or both, the local plan to end homelessness, at least  
24 three homeless or formerly homeless persons, and three  
25 representatives of local private or nonprofit organizations with  
26 experiencing in assisting the homeless or providing low-income  
27 housing. <sup>1</sup>Among the responsibilities of the County Homelessness  
28 Trust Fund Task Force is to assess priorities for funding, review of  
29 applications, and preparation of an annual report and an annual  
30 measurement of the progress of the trust fund.<sup>1</sup>

31 "Department" means the Department of Community Affairs,  
32 unless otherwise designated.

33 "Director" means the Director of the Division of Housing in the  
34 Department of Community Affairs.

35 "Homeless person" means an individual living outside, or in a  
36 building not meant for human habitation or in which the person has  
37 no legal right to occupy, in an emergency shelter, or in a temporary  
38 housing program which may include a transitional and supportive  
39 housing program if habitation time limits exist, or temporarily in  
40 the home of another household, or in a motel.

41 "Housing authority" means any of the public corporations  
42 created pursuant to section 17 of P.L.1992, c.79 (C.40A:12A-17).

43 "Housing continuum" means the progression of individuals along  
44 a housing-focused scale with homelessness at one end and home  
45 ownership at the other.

46 "Homeless housing plan" means the <sup>1</sup>["10-year"]<sup>1</sup> plan  
47 <sup>1</sup>["developed"] approved<sup>1</sup> by a local government to address housing

1 for homeless persons that includes measurable and achievable  
2 objectives to end homelessness in <sup>3</sup>[that community and has been  
3 approved by the governing body of the county or municipality] the  
4 county<sup>3</sup>.

5 <sup>1</sup>["Homeless housing strategic plan" means the 10-year plan  
6 developed by the department, in consultation with the Department  
7 of Health and Senior Services, the Department of Corrections, the  
8 Department of Children and Families and the Department of Human  
9 Services.

10 "New Jersey homeless census" means an annual Statewide  
11 census, conducted as a collaborative effort by municipalities,  
12 counties, community based organizations, and State agencies, with  
13 the technical support and coordination of the department to count  
14 and collect data on all homeless individuals in New Jersey.]<sup>1</sup>

15 "Local government" means a county <sup>3</sup>[or municipal]<sup>3</sup>  
16 government.

17 "Outcome measurement" means the process of comparing  
18 specific measures of success against ultimate and interim goals.

19

20 <sup>1</sup>[4. (New section) a. The department shall coordinate and  
21 administer a program to count and collect data on all homeless  
22 individuals in New Jersey, in conjunction with all counties and  
23 municipalities, as well as community-based State agencies, and  
24 shall publish the results of the census within 180 days of the  
25 effective date of P.L. , c. (C. ) (pending before the  
26 Legislature as this bill).

27 b. Six months after the first New Jersey census, as required by  
28 subsection a. of this section the department, in consultation with the  
29 Department of Children and Families, the Department of  
30 Corrections, the Department of Health and Senior Services, and the  
31 Department of Human Services, shall prepare and publish a 10-year  
32 homeless housing strategic plan, which shall outline Statewide  
33 goals and performance measures for homeless persons and  
34 homeless families with children. To guide local governments in the  
35 preparation of a local homeless housing plan, the department shall  
36 issue temporary guidelines consistent with P.L. , c. (C. )  
37 (pending before the Legislature as this bill) and include the best  
38 available data on each local government's homeless population. A  
39 local government's 10-year homeless housing plan shall not be  
40 substantially inconsistent with the goals and program  
41 recommendations of the temporary guidelines and, when  
42 promulgated, the homeless housing strategic plan.

43 c. In consultation with the Council on Affordable Housing, the  
44 Department of Children and Families, the Department of  
45 Corrections, the Department of Health and Senior Services, and the  
46 Department of Human Services, the department shall prepare, and  
47 from time-to-time amend, a five-year housing advisory plan. The

1 purpose of the plan is to document the need for affordable housing  
2 for all residents in this State, but in particular the homeless or near  
3 homeless, and the extent to which that need is being met through  
4 public and private sector programs, to facilitate planning to meet  
5 the affordable housing needs of the State and to enable the  
6 development of sound strategies and programs for affordable  
7 housing. The information in the five-year housing advisory plan  
8 shall include:

- 9 (1) an assessment of the State's housing market trends;
- 10 (2) an assessment of the housing needs for all economic  
11 segments of the State and special needs populations;
- 12 (3) an inventory of the supply and geographic distribution of  
13 affordable housing made available through public and private sector  
14 programs;
- 15 (4) a status report on the degree of progress made by the public  
16 and private sectors toward meeting the housing needs of the State;
- 17 (5) an identification of State and local regulatory barriers to  
18 affordable housing and proposed regulatory and administrative  
19 techniques designed to remove barriers to the development and  
20 placement of affordable housing; and
- 21 (6) specific recommendations, policies, or proposals for meeting  
22 the affordable housing needs, and in particular the housing needs of  
23 the homeless or near homeless of the State.

24 The five-year housing advisory plan required under this  
25 subsection shall be prepared and submitted to the Governor and the  
26 Legislature's Joint Committee on Housing Affordability, or its  
27 successor, on or before the first day of the seventh month next  
28 following the enactment of P.L. , c. (C. ) (pending before the  
29 Legislature as this bill), and subsequent plans shall be submitted  
30 every five years thereafter.

31 d. Each July 1st, beginning July 1, 2009, the department shall  
32 submit an annual progress report to the Legislature detailing the  
33 extent to which the State's affordable housing needs, as determined  
34 under P.L. , c. (C. ) (pending before the Legislature as this  
35 bill), were met during the preceding year and recommendations for  
36 meeting those needs.

37 e. Program outcomes, and performance measures and goals,  
38 shall be created by the department and reflected in the department's  
39 homeless housing strategic plan as well as interim goals against  
40 which the performance of the State and local governments may be  
41 measured, including:

- 42 (1) by the end of year one, completion of the first New Jersey  
43 homeless census required by this section.
- 44 (2) by the end of each subsequent year, goals, common to all  
45 local programs which are measureable and the achievement of  
46 which would move that community toward housing its homeless  
47 population; and

1 (3) a reduction of the homeless population Statewide and in  
2 each county by 50 percent by July 1, 2019.

3 f. The department shall submit annually to the Governor and to  
4 the Legislature's Joint Committee on Housing Affordability, or its  
5 successor, an assessment of the State's performance in furthering  
6 the goals of the State's 10-year homeless housing strategic plan and  
7 the performance of each participating local government in creating  
8 and executing a local homeless housing plan which meets the  
9 requirements of P.L. , c. (C. ) (pending before the  
10 Legislature as this bill). The annual report may contain the  
11 following performance measures:

12 (1) the reduction in the number of homeless individuals and  
13 families from the initial count of homeless persons;

14 (2) the number of new units available and affordable for  
15 homeless families by housing type;

16 (3) the number of homeless individuals identified who are not  
17 offered suitable housing within 30 days of their request or  
18 identification as homeless;

19 (4) the number of households at risk of losing housing which is  
20 maintained only due to a preventative intervention;

21 (5) the transition time from homelessness to permanent housing;

22 (6) the cost per person housed at each level of the housing  
23 continuum;

24 (7) the ability to successfully collect data and report  
25 performance;

26 (8) the extent of collaboration and coordination among public  
27 bodies as well as community stakeholders, and the level of  
28 community support and participation;

29 (9) the quality and safety of housing provided; and

30 (10) the effectiveness of outreach to homeless persons, and their  
31 satisfaction with the program.

32 g. Based on the performance of local homeless housing  
33 programs in meeting their interim goals, general population  
34 changes, and changes in the homeless population recorded in the  
35 annual New Jersey homeless census, the department may revise the  
36 performance measures and goals of the State homeless housing  
37 strategic plan, set goals for years following the initial 10-year  
38 period, and recommend changes in any local government's plan.<sup>1</sup>

39

40 <sup>1</sup>[5.] 4.<sup>1</sup> (New section) A local government may adopt a <sup>1</sup>[10-  
41 year]<sup>1</sup> homeless housing plan to <sup>2</sup>[the]<sup>2</sup> address <sup>2</sup>the<sup>2</sup> housing  
42 needs of homeless persons within its jurisdiction, which shall be in  
43 accordance with the provisions of P.L. , c. (C. ) (pending  
44 before the Legislature as this bill). The plan shall include  
45 provisions for establishing a trust fund for the purposes of receiving  
46 funds pursuant to P.L. , c. (C. ) (pending before the  
47 Legislature as this bill), and shall evidence a strategic local scheme  
48 to identify and address the needs of the homeless within the



1 jurisdiction, including strategies to reduce the need for emergency  
2 room care, hospital care, law enforcement, foster care, and other  
3 social services associated with the homeless and homelessness.

4

5 ' [6. Section 12 of P.L.1995, c.244 (C.2A:50-64) is amended to  
6 read as follows:

7 12. a. With respect to the sale of a mortgaged premises under  
8 foreclosure action, each sheriff in this State shall provide for, but  
9 not be limited to, the following uniform procedures:

10 (1) Bidding in the name of the assignee of the foreclosing  
11 plaintiff.

12 (2) That adjournment of the sale of the foreclosed property shall  
13 be in accordance with N.J.S.2A:17-36.

14 (3) (a) The sheriff shall schedule a sale date within 120 days of  
15 the sheriff's receipt of any writ of execution issued by the court in  
16 any foreclosure proceeding.

17 (b) If it becomes apparent that the sheriff cannot comply with  
18 the provisions of subparagraph (a) of this paragraph (3), the  
19 foreclosing plaintiff may apply to the office for an order appointing  
20 a Special Master to hold the foreclosure sale.

21 (c) Upon the foreclosing plaintiff making such application to the  
22 office, the office shall issue the appropriate order appointing a  
23 Special Master to hold the foreclosure sale.

24 (4) That the successful bidder at the sheriff's sale shall pay a 20  
25 percent deposit in either cash or by a certified or cashier's check,  
26 made payable to the sheriff of the county in which the sale is  
27 conducted, immediately upon the conclusion of the foreclosure sale.  
28 If the successful bidder cannot satisfy this requirement, the bidder  
29 shall be in default and the sheriff shall immediately void the sale  
30 and proceed further with the resale of the premises without the  
31 necessity of adjourning the sale, without renotification of any party  
32 to the foreclosure and without the republication of any sales notice.  
33 Upon such resale, the defaulting bidder shall be liable to the  
34 foreclosing plaintiff for any additional costs incurred by such  
35 default including, but not limited to, any difference between the  
36 amount bid by the defaulting bidder and the amount generated for  
37 the foreclosing plaintiff at the resale. In the event the plaintiff is  
38 the successful bidder at the resale, the plaintiff shall provide a credit  
39 for the fair market value of the property foreclosed. A surcharge  
40 equal to five percent of the sale amount due shall be charged to each  
41 successful bidder for each foreclosed property that is sold, which  
42 shall be in addition to any other charge allowed by law. The county  
43 treasurer shall deposit the surcharges collected pursuant to this  
44 paragraph into a fund that shall be used by the county to accomplish  
45 the purposes of P.L. , c. (C. ) (pending before the Legislature  
46 as this bill). This fund shall be known as the "County  
47 Homelessness Trust Fund." Any redemption permitted by law

1 following a sheriff's sale shall result in the return of the surcharge  
2 to the successful bidder.

3 (5) It is permissible, upon consent of the sheriff conducting the  
4 sheriff's sale, that it shall not be necessary for an attorney or  
5 representative of the person who initiated the foreclosure to be  
6 present physically at the sheriff's sale to make a bid. A letter  
7 containing bidding instructions may be sent to the sheriff in lieu of  
8 an appearance.

9 (6) That each sheriff's office shall use a deed which shall be in  
10 substantially the following form:

11 THIS INDENTURE,  
12 made this ..... (date) day of ..... (month), .....  
13 (year). Between ..... (name), Sheriff of the County  
14 of ..... (name) in the State of New Jersey, party of the first  
15 part and ..... (name(s)) party of the  
16 second part, witnesseth.

17 WHEREAS, on the ..... (date) day of .....  
18 (month), ..... (year), a certain Writ of Execution was issued out of  
19 the Superior Court of New Jersey, Chancery Division- .....  
20 (name) County, Docket No. .... directed and delivered to the  
21 Sheriff of the said County of ..... (name) and which said  
22 Writ is in the words or to the effect following that is to say:

23 THE STATE OF NEW JERSEY to the Sheriff of the County of  
24 ..... (name),

25 Greeting:

26 WHEREAS, on the ..... (date) day of ..... (month),  
27 ..... (year), by a certain judgment made in our Superior Court  
28 of New Jersey, in a certain cause therein pending, wherein the  
29 PLAINTIFF is:

30 .....  
31 .....  
32 .....

33 and the following named parties are the DEFENDANTS:

34 .....  
35 .....  
36 .....

37 IT WAS ORDERED AND ADJUDGED that certain mortgaged  
38 premises, with the appurtenances in the Complaint, and Amendment  
39 to Complaint, if any, in the said cause particularly set forth and  
40 described, that is to say: The mortgaged premises are described as  
41 set forth upon the RIDER ANNEXED HERETO AND MADE A  
42 PART HEREOF.

43 BEING KNOWN AS Tax Lot ..... (number) in Block .....  
44 (number) COMMONLY KNOWN AS (street address)  
45 .....

46 TOGETHER, with all and singular the rights, liberties, privileges,  
47 hereditaments and appurtenances thereunto belonging or in anywise  
48 appertaining, and the reversion and remainders, rents, issues and

1 profits thereof, and also all the estate, right, title, interest, use,  
2 property, claim and demand of the said defendants of, in, to and out  
3 of the same, to be sold, to pay and satisfy in the first place unto the  
4 plaintiff,

5 .....

6 .....

7 the sum of \$ ..... (amount) being the principal, interest and  
8 advances secured by a certain mortgage dated ..... (date,  
9 month, year) and given by ..... (name) together with  
10 lawful interest from

11 .....

12 .....

13 .....

14 until the same be paid and satisfied and also the costs of the  
15 aforesaid plaintiff with interest thereon.

16 AND for that purpose a Writ of Execution should issue, directed to  
17 the Sheriff of the County of ..... (name) commanding him to  
18 make sale as aforesaid; and that the surplus money arising from  
19 such sale, if any there be, should be brought into our said Court, as  
20 by the judgment remaining as of record in our said Superior Court  
21 of New Jersey, at Trenton, doth and more fully appear; and  
22 whereas, the costs and Attorney's fees of the said plaintiff have  
23 been duly taxed at the following sum: \$ ..... (amount)

24 THEREFORE, you are hereby commanded that you cause to be  
25 made of the premises aforesaid, by selling so much of the same as  
26 may be needful and necessary for the purpose, the said sum of  
27 \$..... (amount) and the same you do pay to the said plaintiff  
28 together with contract and lawful interest thereon as aforesaid, and  
29 the sum aforesaid of costs with interest thereon.

30 And that you have the surplus money, if any there be, before our  
31 said Superior Court of New Jersey, aforesaid at Trenton, within 30  
32 days after pursuant to R.4:59-1(a), to abide the further Order of the  
33 said Court, according to judgment aforesaid, and you are to make  
34 return at the time and place aforesaid, by certificate under your  
35 hand, of the manner in which you have executed this our Writ,  
36 together with this Writ, and if no sale, this Writ shall be returnable  
37 within 12 months.

38 WITNESS, the Honorable ..... (name), Judge of the Superior  
39 Court at Trenton, aforesaid, the ..... (date) day of .....  
40 (month), ..... (year).

41 /s/ ..... (Clerk)

42 Superior Court of New Jersey

43 /s/.....

44 Attorney for Plaintiff

45 As by the record of said Writ of Execution in the Office of the  
46 Superior Court of New Jersey, at Trenton, in Book .....  
47 (number) of Executions, Page ..... (number) etc., may more fully  
48 appear.

1 AND WHEREAS I, the said ..... (name), as such  
2 Sheriff as aforesaid did in due form of law, before making such sale  
3 give notice of the time and place of such sale by public  
4 advertisement signed by myself, and set up in my office in the  
5 ..... (name) Building in ..... (name) County,  
6 being the County in which said real estate is situate and also set up  
7 at the premises to be sold at least three weeks next before the time  
8 appointed for such sale.

9 I also caused such notice to be published four times in two  
10 newspapers designated by me and printed and published in the said  
11 County, the County wherein the real estate sold is situate, the same  
12 being designated for the publication by the Laws of this State, and  
13 circulating in the neighborhood of said real estate, at least once a  
14 week during four consecutive calendar weeks. One of such  
15 newspapers, ..... (name of newspaper) is a newspaper  
16 with circulation in ..... (name of town), the County seat of  
17 said ..... (name) County. The first publication was at least  
18 twenty-one days prior and the last publication not more than eight  
19 days prior to the time appointed for the sale of such real estate, and  
20 by virtue of the said Writ of Execution, I did offer for sale said land  
21 and premises at public vendue at the County ..... (name)  
22 Building in ..... (name of town) on the ..... (date)  
23 day of ....., .... (month) (year) at the hour of .....  
24 (time) in the ..... (a.m. or p.m.).

25 WHEREUPON the said party of the second part bidding  
26 therefore for the same, the sum of \$..... (amount) and no  
27 other person bidding as much I did then and there openly and  
28 publicly in due form of law between the hours of ..... (time)  
29 and ..... (time) in the ..... (a.m. or p.m.), strike off and sell  
30 tracts or parcels of land and premises for the sum of \$ .....  
31 (amount) to the said party of the second part being then and there  
32 the highest bidder for same. And on the ..... (date) of  
33 ..... (month) in the year last aforesaid I did truly report the  
34 said sale to the Superior Court of New Jersey, Chancery Division  
35 and no objection to the said sale having been made, and by  
36 Assignment of Bid filed with the Sheriff of ..... (name)  
37 County said bidder assigned its bid to:

38 .....  
39 .....  
40 .....

41 NOW, THEREFORE, This Indenture witnesseth, that I, the said  
42 ..... (name), as such Sheriff as aforesaid under and by the  
43 virtue of the said Writ of Execution and in execution of the power  
44 and trust in me reposed and also for and in consideration of the said  
45 sum of \$ ..... (amount) therefrom acquit, exonerate and  
46 forever discharge to the said party of the second part, its successors  
47 and assigns, all and singular the said tract or parcel of lands and  
48 premises, with the appurtenances, privileges, and hereditaments

1 thereunto belonging or in any way appertaining; to have and hold  
2 the same, unto the said party of the second part, its successors and  
3 assigns to its and their only proper use, benefit, and behoof forever,  
4 in as full, ample and beneficial manner as by virtue of said Writ of  
5 Execution I may, can or ought to convey the same.

6 And, I, the said ..... (name), do hereby covenant, promise and  
7 agree, to and with the said party of the second part, its successors  
8 and assigns, that I have not, as such Sheriff as aforesaid, done or  
9 caused, suffered or procured to be done any act, matter or thing  
10 whereby the said premises, or any part thereof, with the  
11 appurtenances, are or may be charged or encumbered in estate, title  
12 or otherwise.

13 IN WITNESS WHEREOF, I the said ..... (name) as such  
14 Sheriff as aforesaid, have hereunto set my hand and seal the day and  
15 year aforesaid.

16 Signed, sealed and delivered

17 in the presence of

18

19 .....

20 Attorney at Law of New Jersey .....(name) Sheriff

21 STATE OF NEW JERSEY) SS.

22 .....(county )

23 I, ..... (name), Sheriff, of the County of ..... (name),  
24 do solemnly swear that the real estate described in this deed made  
25 to

26 .....

27 .....

28 .....

29 was by me sold by virtue of a good and subsisting execution (or as  
30 the case may be) as is therein recited, that the money ordered to be  
31 made has not been to my knowledge or belief paid or satisfied, that  
32 the time and place of the same of said real estate were by me duly  
33 advertised as required by law, and that the same was cried off and  
34 sold to a bona fide purchaser for the best price that could be  
35 obtained and the true consideration for this conveyance as set forth  
36 in the deed is \$ ..... (amount).

37 .....

38 ..... (name), Sheriff

39 Sworn before me, ..... (name), on this ..... (date) day of  
40 ..... (month), ..... (year), and I having examined the deed  
41 above mentioned do approve the same and order it to be recorded as  
42 a good and sufficient conveyance of the real estate therein  
43 described.

44 STATE OF NEW JERSEY) ss. ....

45 ..... (Name) County) Attorney or Notary Public

46 On this ..... (date) day of ..... (month), ..... (year),  
47 before me, the subscriber, ..... (name) personally  
48 appeared ..... (name), Sheriff of the County of .....

1 (name) aforesaid, who is, I am satisfied, the grantor in the within  
2 Indenture named, and I having first made known to him the contents  
3 thereof, he did thereupon acknowledge that he signed, sealed and  
4 delivered the same on his voluntary act and deed, for the uses and  
5 purposes therein expressed.

6

7

.....

8

Attorney or Notary Public

9 b. At the conclusion of the sheriff's sale, the attorney for the  
10 plaintiff may prepare and deliver to the sheriff a deed in the form  
11 provided pursuant to paragraph (5) of subsection a. of this section  
12 for the sheriff's execution and the deed shall be delivered to the  
13 sheriff within 10 days of the date of the sale. The sheriff shall be  
14 entitled to the authorized fee, as a review fee, even if the plaintiff's  
15 attorney prepares the deed.

16 c. The sheriff's office shall, within two weeks of the date of the  
17 sale, deliver a fully executed deed to the successful bidder at the  
18 sale provided that the bidder pays the balance of the monies due to  
19 the Sheriff by either cash or certified or cashier's check. In the  
20 event a bid is satisfied after the expiration and additional interest is  
21 collected from the successful bidder, the sheriff shall remit to the  
22 plaintiff the total amount, less any fees, costs and commissions due  
23 the sheriff, along with the additional interest.

24 (cf: P.L.1995, c.244, s.12)]<sup>1</sup>

25

26 <sup>1</sup>[7. N.J.S.2A:17-34 is amended to read as follows:

27 2A:17-34. All advertisements for the sale of real estate by virtue  
28 of executions issued out of any court of this state shall state the  
29 approximate amount of the judgment or order sought to be satisfied  
30 by the sale. When practicable, the advertisements shall state the  
31 street numbers of the real estate to be sold. Advertisements shall  
32 also state that a surcharge will be applied to the winning bid price  
33 of foreclosed properties for deposit into the County Homelessness  
34 Trust Fund as required by section 6 of P.L. , c. (C. ) (pending  
35 before the Legislature as this bill.

36 (cf: N.J.S.2A:17-34)]<sup>1</sup>

37

38 <sup>1</sup>[8.] 5.<sup>1</sup> (New section) a. Amounts raised by the surcharge  
39 imposed pursuant to section <sup>1</sup>[6] 8<sup>1</sup> of P.L. , c. (C. )  
40 (pending before the Legislature as this bill) shall be deposited into a  
41 "County Homelessness Trust Fund" to be created by the county and  
42 shall be used exclusively for the purposes authorized by  
43 P.L. , c. (C. ) (pending before the Legislature as this bill).  
44 Any interest or other income earned on monies deposited into the  
45 county trust fund shall be credited to the fund to be used for the  
46 same purposes as the principal. A county may deposit other funds

1 into the County Homelessness Trust Fund, as it may, from time to  
2 time, deem appropriate.

3 b. No monies in the trust <sup>3</sup>fund<sup>3</sup> shall be utilized to pay or  
4 discharge the principal or interest on any indebtedness incurred for  
5 any purpose by the <sup>3</sup>[trust] county<sup>3</sup> or any other governmental  
6 entity.

7 <sup>1</sup>c. Amounts raised by the surcharge must be expended for the  
8 purposes detailed in section <sup>2</sup>[9] <sup>6</sup> of P.L. , c. (C. )  
9 (pending before the Legislature as this bill) within four years of  
10 being collected.

11 d. Any monies in the trust <sup>3</sup>fund<sup>3</sup> that are not expended after  
12 four years will be transferred to the <sup>3</sup>[New Jersey Interagency  
13 Council on Homelessness] Department of Community of Affairs<sup>3</sup>  
14 which will contract with a community based organization in the  
15 same county where the Homelessness Trust Fund exists for the  
16 purposes of P.L. , c. (C. ) (pending before the Legislature as  
17 this bill).<sup>1</sup>

18

19 <sup>1</sup>[9.] <sup>6</sup>.<sup>1</sup> (New section) a. Each county shall utilize its County  
20 Homelessness Trust Fund <sup>2</sup>with the advice of the County  
21 Homelessness Trust Fund Task Force<sup>2</sup> for the operation of a  
22 homeless housing grant program. This program is established in  
23 order to provide:

24 (1) for the acquisition, construction, or rehabilitation of housing  
25 projects or units within housing projects that supply permanent  
26 affordable housing for homeless persons or families, including  
27 those at risk of homelessness;

28 (2) rental assistance vouchers, including tenant and project  
29 based subsidies, for affordable housing projects or units within  
30 housing projects that provide permanent affordable housing for  
31 homeless persons or families, including those at risk of  
32 homelessness;

33 (3) supportive services as may be required by homeless  
34 individuals or families in order to obtain or maintain, or both,  
35 permanent affordable housing; and

36 (4) prevention services for at risk homeless individuals or  
37 families so that they can obtain and maintain permanent affordable  
38 housing.

39 b. Grants awarded by the governing body of the county shall be  
40 used to support projects that:

- 41 (1) measurably reduce homelessness;
- 42 (2) demonstrate government cost savings over time;
- 43 (3) employ evidence-based models;
- 44 (4) can be replicated in other counties;
- 45 (5) include an outcome measurement component;
- 46 (6) are consistent with the local homeless housing plan; or

1 (7) fund the acquisition, construction, or rehabilitation projects  
2 that will serve homeless individuals or families for a period of at  
3 least 30 years or the equal to the longest term of affordability  
4 required by other funding sources.

5 <sup>1</sup>c. Each county that has established a County Homelessness  
6 Trust Fund shall transmit information concerning the uses of the  
7 funds to the New Jersey Housing and Mortgage Finance Agency in  
8 accordance with requirements established by that agency.<sup>1</sup>

9  
10 <sup>1</sup>[10.] 7.<sup>1</sup> (New section) A county may collaborate with any  
11 other county that has established a County <sup>3</sup>[Homeless]  
12 Homelessness<sup>3</sup> Trust Fund to provide joint funding for projects  
13 permitted under P.L. , c. (C. ) (pending before the Legislature  
14 as this bill).

15  
16 <sup>1</sup>8. N.J.S.22A:4-17 is amended to read as follows:

17 22A:4-17. a. All fees, costs, allowances, percentages and other  
18 perquisites of whatever kind which surrogates, county clerks in  
19 their several capacities, registers of deeds and mortgages, and  
20 sheriffs or persons employed in their offices are entitled to charge  
21 and receive for any official acts or services they may render shall be  
22 for the sole use of the county and shall be accounted for regularly to  
23 the county treasurer; however, such monies shall be utilized to  
24 increase the salaries of surrogates, county clerks, registers of deeds  
25 and mortgages and sheriffs, except as provided in section 6 of  
26 P.L.2001, c.370 (C.22A:4-8.1), section 7 of P.L.1985, c.422  
27 (C.22A:4-17.1) and section 4 of P.L.1988, c.109 (C.22A:4-17.2).

28 Such accounting shall be made on or before the fifteenth day of  
29 each month on form blanks supplied by the county treasurer. The  
30 statement of account shall clearly set forth all sums charged or  
31 taxed or which shall have accrued or become payable during the  
32 preceding month. Such statements shall be made under oath and  
33 filed in the office of the county treasurer as public records.

34 Such statements when received by the county treasurer shall be  
35 forthwith audited by the county auditor or other proper officer.

36 On or before the twentieth day of each month surrogates, county  
37 clerks, registers of deeds and mortgages, and sheriffs shall pay over  
38 the amount of such fees and moneys to the county treasurer and  
39 such officers shall be personally liable to the county for such fees  
40 and moneys.

41 The penalty for each day's neglect to file the required statement  
42 of account or to pay over such moneys shall be one hundred dollars  
43 (\$100.00) to be recovered in the name of the board of chosen  
44 freeholders of the county in a civil action in the Superior Court, and  
45 said officers may also be proceeded against by proceeding in lieu of  
46 prerogative writ.



1        b. (1) In addition to the fees authorized in N.J.S.22A:4-4.1, and  
2 except as provided in paragraph (2) of this subsection, upon  
3 resolution or ordinance of the county governing body, as  
4 appropriate, a surcharge of three dollars shall be charged for each  
5 document recorded, which will be in addition to any other charge  
6 allowed by law. The county treasurer shall deposit the surcharges  
7 so collected into a fund that shall be used by the county to  
8 accomplish the purposes of P.L. , c. (C. ) (pending before the  
9 Legislature as this bill). This fund shall be known as the  
10 “Homelessness Housing Trust Fund.” Five percent of the fund may  
11 be used annually by the county for administrative costs related to  
12 administration of the fund and the grant program established  
13 pursuant to P.L. , c. (C. ) (pending before the Legislature as  
14 this bill), and the remainder only for homelessness housing  
15 programs as described in P.L. , c. (C. ) (pending before the  
16 Legislature as this bill).

17        (2) The surcharge imposed in this section does not apply to  
18 assignments or substitutions of previously recorded deeds of trust.<sup>1</sup>  
19 (cf: P.L.2001, c.370, s.7)

20

21        <sup>1</sup>[11.] 9.<sup>1</sup> This act shall take effect immediately.

**ASSEMBLY, No. 3101**

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**STATE OF NEW JERSEY**

**213th LEGISLATURE**

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INTRODUCED SEPTEMBER 15, 2008

**Sponsored by:**

**Assemblywoman BONNIE WATSON COLEMAN**

**District 15 (Mercer)**

**Assemblywoman NILSA CRUZ-PEREZ**

**District 5 (Camden and Gloucester)**

**Assemblywoman MILA M. JASEY**

**District 27 (Essex)**

**Assemblywoman ELEASE EVANS**

**District 35 (Bergen and Passaic)**

**Assemblyman REED GUSCIORA**

**District 15 (Mercer)**

**Co-Sponsored by:**

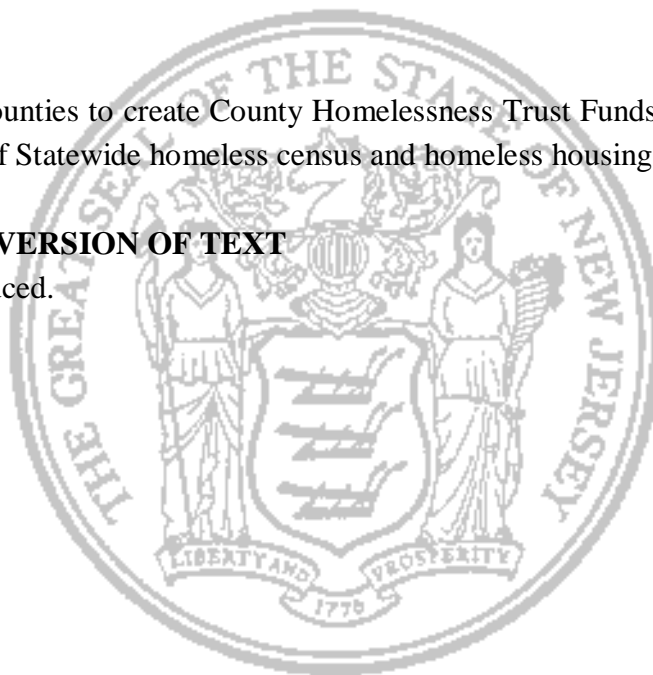
**Assemblywomen Quijano and Oliver**

**SYNOPSIS**

Permits counties to create County Homelessness Trust Funds; and mandates preparation of Statewide homeless census and homeless housing strategic plan.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 10/24/2008)**

1 AN ACT addressing chronic homelessness by providing for the  
2 establishment of coordinated State and local programs, amending  
3 P.L.1995, c.244 and N.J.S.2A:17-34, and supplementing  
4 P.L.1984, c.180 (C.52:27D-280 et seq.)

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

8  
9 1. (New section) This act shall be known and may be cited as  
10 the “County Homelessness Trust Fund Act.”

11  
12 2. (New section) The Legislature finds and declares:

13 a. Despite laudable efforts by all levels of government, private  
14 individuals, nonprofit organizations, and charitable foundations to  
15 end homelessness, the number of homeless persons in New Jersey is  
16 unacceptably high. The State’s homeless population, furthermore,  
17 includes a large number of families with children, youth, and  
18 employed persons.

19 b. Fiscal and social costs of homelessness are high for both the  
20 public and private sectors and declares that ending homelessness  
21 should be a joint goal for State and local government.

22 c. A myriad of factors contribute to homelessness, including a  
23 shortage of affordable housing; a shortage of jobs that pay wages  
24 and benefits sufficient to support a family; high property taxes  
25 which undermine housing affordability; a lack of an accessible and  
26 affordable health care system available to all who suffer from  
27 physical and mental illnesses and chemical and alcohol dependency;  
28 domestic violence; and a lack of education and job skills necessary  
29 to acquire adequate wage jobs in the economy of the twenty-first  
30 century.

31 d. The creation of county homelessness trust funds in counties  
32 that have completed and endorsed a plan to end homelessness will  
33 provide some of the additional funds necessary to move homeless or  
34 formerly homeless individuals toward the goal of permanent  
35 affordable housing and self-sufficiency.

36  
37 3. (New section)As used in this act:

38 “Community action agency” means a nonprofit, private, or  
39 public organization contracted by a county board of social services  
40 or the State of New Jersey.

41 “County homeless housing grant program” means the vehicle by  
42 which competitive grants are awarded by the governing body of the  
43 county, utilizing moneys from the homeless housing account, for  
44 activities directly related to housing homeless individuals and  
45 families, preventing homelessness, and other efforts directly related

**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 to permanently housing homeless persons, as administered by the  
2 local government or its designated subcontractor.

3 “County Homelessness Trust Fund Task Force” means the  
4 voluntary local committee created to advise a local government on  
5 the creation of a local homeless housing plan and participate in a  
6 local homeless housing program. It shall include a representative of  
7 the county, representatives from each of the three municipalities in  
8 the county with the largest populations of homeless people,  
9 representatives from the organization responsible for developing,  
10 implementing, or both, the local plan to end homelessness, at least  
11 three homeless or formerly homeless persons, and three  
12 representatives of local private or nonprofit organizations with  
13 experiencing in assisting the homeless or providing low-income  
14 housing.

15 “Department” means the Department of Community Affairs,  
16 unless otherwise designated.

17 “Director” means the Director of the Division of Housing in the  
18 Department of Community Affairs.

19 “Homeless person” means an individual living outside, or in a  
20 building not meant for human habitation or in which the person has  
21 no legal right to occupy, in an emergency shelter, or in a temporary  
22 housing program which may include a transitional and supportive  
23 housing program if habitation time limits exist, or temporarily in  
24 the home of another household, or in a motel.

25 “Housing authority” means any of the public corporations  
26 created pursuant to section 17 of P.L.1992, c.79 (C.40A:12A-17).

27 “Housing continuum” means the progression of individuals along  
28 a housing-focused scale with homelessness at one end and home  
29 ownership at the other.

30 “Homeless housing plan” means the 10-year plan developed by a  
31 local government to address housing for homeless persons that  
32 includes measurable and achievable objectives to end homelessness  
33 in that community and has been approved by the governing body of  
34 the county or municipality.

35 “Homeless housing strategic plan” means the 10-year plan  
36 developed by the department, in consultation with the Department  
37 of Health and Senior Services, the Department of Corrections, the  
38 Department of Children and Families and the Department of Human  
39 Services.

40 “New Jersey homeless census” means an annual Statewide  
41 census, conducted as a collaborative effort by municipalities,  
42 counties, community based organizations, and State agencies, with  
43 the technical support and coordination of the department to count  
44 and collect data on all homeless individuals in New Jersey.

45 “Local government” means a county or municipal government.

46 “Outcome measurement” means the process of comparing  
47 specific measures of success against ultimate and interim goals.

1       4. (New section) a. The department shall coordinate and  
2 administer a program to count and collect data on all homeless  
3 individuals in New Jersey, in conjunction with all counties and  
4 municipalities, as well as community-based State agencies, and  
5 shall publish the results of the census within 180 days of the  
6 effective date of P.L.     , c. (C.     ) (pending before the  
7 Legislature as this bill).

8       b. Six months after the first New Jersey census, as required by  
9 subsection a. of this section the department, in consultation with the  
10 Department of Children and Families, the Department of  
11 Corrections, the Department of Health and Senior Services, and the  
12 Department of Human Services, shall prepare and publish a 10-year  
13 homeless housing strategic plan, which shall outline Statewide  
14 goals and performance measures for homeless persons and  
15 homeless families with children. To guide local governments in the  
16 preparation of a local homeless housing plan, the department shall  
17 issue temporary guidelines consistent with P.L.     , c. (C.     )  
18 (pending before the Legislature as this bill) and include the best  
19 available data on each local government's homeless population. A  
20 local government's 10-year homeless housing plan shall not be  
21 substantially inconsistent with the goals and program  
22 recommendations of the temporary guidelines and, when  
23 promulgated, the homeless housing strategic plan.

24       c. In consultation with the Council on Affordable Housing, the  
25 Department of Children and Families, the Department of  
26 Corrections, the Department of Health and Senior Services, and the  
27 Department of Human Services, the department shall prepare, and  
28 from time-to-time amend, a five-year housing advisory plan. The  
29 purpose of the plan is to document the need for affordable housing  
30 for all residents in this State, but in particular the homeless or near  
31 homeless, and the extent to which that need is being met through  
32 public and private sector programs, to facilitate planning to meet  
33 the affordable housing needs of the State and to enable the  
34 development of sound strategies and programs for affordable  
35 housing. The information in the five-year housing advisory plan  
36 shall include:

37       (1) an assessment of the State's housing market trends;

38       (2) an assessment of the housing needs for all economic  
39 segments of the State and special needs populations;

40       (3) an inventory of the supply and geographic distribution of  
41 affordable housing made available through public and private sector  
42 programs;

43       (4) a status report on the degree of progress made by the public  
44 and private sectors toward meeting the housing needs of the State;

45       (5) an identification of State and local regulatory barriers to  
46 affordable housing and proposed regulatory and administrative  
47 techniques designed to remove barriers to the development and  
48 placement of affordable housing; and

1 (6) specific recommendations, policies, or proposals for meeting  
2 the affordable housing needs, and in particular the housing needs of  
3 the homeless or near homeless of the State.

4 The five-year housing advisory plan required under this  
5 subsection shall be prepared and submitted to the Governor and the  
6 Legislature's Joint Committee on Housing Affordability, or its  
7 successor, on or before the first day of the seventh month next  
8 following the enactment of P.L. , c. (C. ) (pending before the  
9 Legislature as this bill), and subsequent plans shall be submitted  
10 every five years thereafter.

11 d. Each July 1st, beginning July 1, 2009, the department shall  
12 submit an annual progress report to the Legislature detailing the  
13 extent to which the State's affordable housing needs, as determined  
14 under P.L. , c. (C. ) (pending before the Legislature as this  
15 bill), were met during the preceding year and recommendations for  
16 meeting those needs.

17 e. Program outcomes, and performance measures and goals,  
18 shall be created by the department and reflected in the department's  
19 homeless housing strategic plan as well as interim goals against  
20 which the performance of the State and local governments may be  
21 measured, including:

22 (1) by the end of year one, completion of the first New Jersey  
23 homeless census required by this section.

24 (2) by the end of each subsequent year, goals, common to all  
25 local programs which are measureable and the achievement of  
26 which would move that community toward housing its homeless  
27 population; and

28 (3) a reduction of the homeless population Statewide and in each  
29 county by 50 percent by July 1, 2019.

30 f. The department shall submit annually to the Governor and to  
31 the Legislature's Joint Committee on Housing Affordability, or its  
32 successor, an assessment of the State's performance in furthering  
33 the goals of the State's 10-year homeless housing strategic plan and  
34 the performance of each participating local government in creating  
35 and executing a local homeless housing plan which meets the  
36 requirements of P.L. , c. (C. ) (pending before the  
37 Legislature as this bill). The annual report may contain the  
38 following performance measures:

39 (1) the reduction in the number of homeless individuals and  
40 families from the initial count of homeless persons;

41 (2) the number of new units available and affordable for  
42 homeless families by housing type;

43 (3) the number of homeless individuals identified who are not  
44 offered suitable housing within 30 days of their request or  
45 identification as homeless;

46 (4) the number of households at risk of losing housing which is  
47 maintained only due to a preventative intervention;

48 (5) the transition time from homelessness to permanent housing;

- 1 (6) the cost per person housed at each level of the housing  
2 continuum;  
3 (7) the ability to successfully collect data and report  
4 performance;  
5 (8) the extent of collaboration and coordination among public  
6 bodies as well as community stakeholders, and the level of  
7 community support and participation;  
8 (9) the quality and safety of housing provided; and  
9 (10) the effectiveness of outreach to homeless persons, and their  
10 satisfaction with the program.

11 g. Based on the performance of local homeless housing  
12 programs in meeting their interim goals, general population  
13 changes, and changes in the homeless population recorded in the  
14 annual New Jersey homeless census, the department may revise the  
15 performance measures and goals of the State homeless housing  
16 strategic plan, set goals for years following the initial 10-year  
17 period, and recommend changes in any local government's plan.

18  
19 5. (New section) A local government may adopt a 10-year  
20 homeless housing plan to the address housing needs of homeless  
21 persons within its jurisdiction, which shall be in accordance with  
22 the provisions of P.L. , c. (C. ) (pending before the  
23 Legislature as this bill). The plan shall include provisions for  
24 establishing a trust fund for the purposes of receiving funds  
25 pursuant to P.L. ,c. (C. ) (pending before the Legislature as  
26 this bill), and shall evidence a strategic local scheme to identify and  
27 address the needs of the homeless within the jurisdiction, including  
28 strategies to reduce the need for emergency room care, hospital  
29 care, law enforcement, foster care, and other social services  
30 associated with the homeless and homelessness.

31  
32 6. Section 12 of P.L.1995, c.244 (C.2A:50-64) is amended to  
33 read as follows:

34 12. a. With respect to the sale of a mortgaged premises under  
35 foreclosure action, each sheriff in this State shall provide for, but  
36 not be limited to, the following uniform procedures:

37 (1) Bidding in the name of the assignee of the foreclosing  
38 plaintiff.

39 (2) That adjournment of the sale of the foreclosed property shall  
40 be in accordance with N.J.S.2A:17-36.

41 (3) (a) The sheriff shall schedule a sale date within 120 days of  
42 the sheriff's receipt of any writ of execution issued by the court in  
43 any foreclosure proceeding.

44 (b) If it becomes apparent that the sheriff cannot comply with the  
45 provisions of subparagraph (a) of this paragraph (3), the foreclosing  
46 plaintiff may apply to the office for an order appointing a Special  
47 Master to hold the foreclosure sale.

1 (c) Upon the foreclosing plaintiff making such application to the  
2 office, the office shall issue the appropriate order appointing a  
3 Special Master to hold the foreclosure sale.

4 (4) That the successful bidder at the sheriff's sale shall pay a 20  
5 percent deposit in either cash or by a certified or cashier's check,  
6 made payable to the sheriff of the county in which the sale is  
7 conducted, immediately upon the conclusion of the foreclosure sale.  
8 If the successful bidder cannot satisfy this requirement, the bidder  
9 shall be in default and the sheriff shall immediately void the sale  
10 and proceed further with the resale of the premises without the  
11 necessity of adjourning the sale, without renotification of any party  
12 to the foreclosure and without the republication of any sales notice.  
13 Upon such resale, the defaulting bidder shall be liable to the  
14 foreclosing plaintiff for any additional costs incurred by such  
15 default including, but not limited to, any difference between the  
16 amount bid by the defaulting bidder and the amount generated for  
17 the foreclosing plaintiff at the resale. In the event the plaintiff is  
18 the successful bidder at the resale, the plaintiff shall provide a credit  
19 for the fair market value of the property foreclosed. A surcharge  
20 equal to five percent of the sale amount due shall be charged to each  
21 successful bidder for each foreclosed property that is sold, which  
22 shall be in addition to any other charge allowed by law. The county  
23 treasurer shall deposit the surcharges collected pursuant to this  
24 paragraph into a fund that shall be used by the county to accomplish  
25 the purposes of P.L. , c. (C. ) (pending before the Legislature  
26 as this bill). This fund shall be known as the "County  
27 Homelessness Trust Fund." Any redemption permitted by law  
28 following a sheriff's sale shall result in the return of the surcharge  
29 to the successful bidder.

30 (5) It is permissible, upon consent of the sheriff conducting the  
31 sheriff's sale, that it shall not be necessary for an attorney or  
32 representative of the person who initiated the foreclosure to be  
33 present physically at the sheriff's sale to make a bid. A letter  
34 containing bidding instructions may be sent to the sheriff in lieu of  
35 an appearance.

36 (6) That each sheriff's office shall use a deed which shall be in  
37 substantially the following form:

38 THIS INDENTURE,  
39 made this ..... (date) day of ..... (month), .....  
40 (year). Between ..... (name), Sheriff of the County  
41 of ..... (name) in the State of New Jersey, party of the first  
42 part and ..... (name(s)) party of the  
43 second part, witnesseth.

44 WHEREAS, on the ..... (date) day of .....  
45 (month), ..... (year), a certain Writ of Execution was issued out of  
46 the Superior Court of New Jersey, Chancery Division- .....  
47 (name) County, Docket No. .... directed and delivered to the



1 Sheriff of the said County of ..... (name) and which said  
2 Writ is in the words or to the effect following that is to say:

3 THE STATE OF NEW JERSEY to the Sheriff of the County of  
4 ..... (name),

5 Greeting:

6 WHEREAS, on the ..... (date) day of ..... (month),  
7 ..... (year), by a certain judgment made in our Superior Court  
8 of New Jersey, in a certain cause therein pending, wherein the  
9 PLAINTIFF is:

10 .....  
11 .....  
12 .....

13 and the following named parties are the DEFENDANTS:

14 .....  
15 .....  
16 .....

17 IT WAS ORDERED AND ADJUDGED that certain mortgaged  
18 premises, with the appurtenances in the Complaint, and Amendment  
19 to Complaint, if any, in the said cause particularly set forth and  
20 described, that is to say: The mortgaged premises are described as  
21 set forth upon the RIDER ANNEXED HERETO AND MADE A  
22 PART HEREOF.

23 BEING KNOWN AS Tax Lot ..... (number) in Block .....  
24 (number) COMMONLY KNOWN AS (street address)  
25 .....

26 TOGETHER, with all and singular the rights, liberties, privileges,  
27 hereditaments and appurtenances thereunto belonging or in anywise  
28 appertaining, and the reversion and remainders, rents, issues and  
29 profits thereof, and also all the estate, right, title, interest, use,  
30 property, claim and demand of the said defendants of, in, to and out  
31 of the same, to be sold, to pay and satisfy in the first place unto the  
32 plaintiff,

33 .....  
34 .....

35 the sum of \$ ..... (amount) being the principal, interest and  
36 advances secured by a certain mortgage dated ..... (date,  
37 month, year) and given by ..... (name) together with  
38 lawful interest from

39 .....  
40 .....  
41 .....

42 until the same be paid and satisfied and also the costs of the  
43 aforesaid plaintiff with interest thereon.

44 AND for that purpose a Writ of Execution should issue, directed to  
45 the Sheriff of the County of ..... (name) commanding him to  
46 make sale as aforesaid; and that the surplus money arising from  
47 such sale, if any there be, should be brought into our said Court, as  
48 by the judgment remaining as of record in our said Superior Court

1 of New Jersey, at Trenton, doth and more fully appear; and  
2 whereas, the costs and Attorney's fees of the said plaintiff have  
3 been duly taxed at the following sum: \$ ..... (amount)

4 THEREFORE, you are hereby commanded that you cause to be  
5 made of the premises aforesaid, by selling so much of the same as  
6 may be needful and necessary for the purpose, the said sum of  
7 \$..... (amount) and the same you do pay to the said plaintiff  
8 together with contract and lawful interest thereon as aforesaid, and  
9 the sum aforesaid of costs with interest thereon.

10 And that you have the surplus money, if any there be, before our  
11 said Superior Court of New Jersey, aforesaid at Trenton, within 30  
12 days after pursuant to R.4:59-1(a), to abide the further Order of the  
13 said Court, according to judgment aforesaid, and you are to make  
14 return at the time and place aforesaid, by certificate under your  
15 hand, of the manner in which you have executed this our Writ,  
16 together with this Writ, and if no sale, this Writ shall be returnable  
17 within 12 months.

18 WITNESS, the Honorable ..... (name), Judge of the Superior  
19 Court at Trenton, aforesaid, the ..... (date) day of .....  
20 (month), ..... (year).

21 /s/ ..... (Clerk)  
22 Superior Court of New Jersey

23 /s/.....  
24 Attorney for Plaintiff

25 As by the record of said Writ of Execution in the Office of the  
26 Superior Court of New Jersey, at Trenton, in Book .....  
27 (number) of Executions, Page ..... (number) etc., may more fully  
28 appear.

29 AND WHEREAS I, the said ..... (name), as such  
30 Sheriff as aforesaid did in due form of law, before making such sale  
31 give notice of the time and place of such sale by public  
32 advertisement signed by myself, and set up in my office in the  
33 ..... (name) Building in ..... (name) County,  
34 being the County in which said real estate is situate and also set up  
35 at the premises to be sold at least three weeks next before the time  
36 appointed for such sale.

37 I also caused such notice to be published four times in two  
38 newspapers designated by me and printed and published in the said  
39 County, the County wherein the real estate sold is situate, the same  
40 being designated for the publication by the Laws of this State, and  
41 circulating in the neighborhood of said real estate, at least once a  
42 week during four consecutive calendar weeks. One of such  
43 newspapers, ..... (name of newspaper) is a newspaper  
44 with circulation in ..... (name of town), the County seat of  
45 said ..... (name) County. The first publication was at least  
46 twenty-one days prior and the last publication not more than eight  
47 days prior to the time appointed for the sale of such real estate, and  
48 by virtue of the said Writ of Execution, I did offer for sale said land

1 and premises at public vendue at the County ..... (name)  
2 Building in ..... (name of town) on the ..... (date)  
3 day of ....., .... (month) (year) at the hour of .....  
4 (time) in the ..... (a.m. or p.m.).

5 WHEREUPON the said party of the second part bidding  
6 therefore for the same, the sum of \$..... (amount) and no  
7 other person bidding as much I did then and there openly and  
8 publicly in due form of law between the hours of ..... (time)  
9 and ..... (time) in the ..... (a.m. or p.m.), strike off and sell  
10 tracts or parcels of land and premises for the sum of \$ .....  
11 (amount) to the said party of the second part being then and there  
12 the highest bidder for same. And on the ..... (date) of  
13 ..... (month) in the year last aforesaid I did truly report the  
14 said sale to the Superior Court of New Jersey, Chancery Division  
15 and no objection to the said sale having been made, and by  
16 Assignment of Bid filed with the Sheriff of ..... (name)  
17 County said bidder assigned its bid to:

18 .....  
19 .....  
20 .....

21 NOW, THEREFORE, This Indenture witnesseth, that I, the said  
22 ..... (name), as such Sheriff as aforesaid under and by the  
23 virtue of the said Writ of Execution and in execution of the power  
24 and trust in me reposed and also for and in consideration of the said  
25 sum of \$ ..... (amount) therefrom acquit, exonerate and  
26 forever discharge to the said party of the second part, its successors  
27 and assigns, all and singular the said tract or parcel of lands and  
28 premises, with the appurtenances, privileges, and hereditaments  
29 thereunto belonging or in any way appertaining; to have and hold  
30 the same, unto the said party of the second part, its successors and  
31 assigns to its and their only proper use, benefit, and behoof forever,  
32 in as full, ample and beneficial manner as by virtue of said Writ of  
33 Execution I may, can or ought to convey the same.

34 And, I, the said ..... (name), do hereby covenant, promise and  
35 agree, to and with the said party of the second part, its successors  
36 and assigns, that I have not, as such Sheriff as aforesaid, done or  
37 caused, suffered or procured to be done any act, matter or thing  
38 whereby the said premises, or any part thereof, with the  
39 appurtenances, are or may be charged or encumbered in estate, title  
40 or otherwise.

41 IN WITNESS WHEREOF, I the said ..... (name) as such  
42 Sheriff as aforesaid, have hereunto set my hand and seal the day and  
43 year aforesaid.

44 Signed, sealed and delivered

45 in the presence of

46 .....  
47 .....

48 Attorney at Law of New Jersey .....(name) Sheriff

1 STATE OF NEW JERSEY) SS.

2 .....(county )

3 I, ..... (name), Sheriff, of the County of ..... (name),  
4 do solemnly swear that the real estate described in this deed made  
5 to

6 .....

7 .....

8 .....

9 was by me sold by virtue of a good and subsisting execution (or as  
10 the case may be) as is therein recited, that the money ordered to be  
11 made has not been to my knowledge or belief paid or satisfied, that  
12 the time and place of the same of said real estate were by me duly  
13 advertised as required by law, and that the same was cried off and  
14 sold to a bona fide purchaser for the best price that could be  
15 obtained and the true consideration for this conveyance as set forth  
16 in the deed is \$ ..... (amount).

17 .....

18 ..... (name), Sheriff

19 Sworn before me, ..... (name), on this ..... (date) day of  
20 ..... (month), ..... (year), and I having examined the deed  
21 above mentioned do approve the same and order it to be recorded as  
22 a good and sufficient conveyance of the real estate therein  
23 described.

24 STATE OF NEW JERSEY) ss. ....

25 ..... (Name) County) Attorney or Notary Public

26 On this ..... (date) day of ..... (month), ..... (year),  
27 before me, the subscriber, ..... (name) personally  
28 appeared ..... (name), Sheriff of the County of .....  
29 (name) aforesaid, who is, I am satisfied, the grantor in the within  
30 Indenture named, and I having first made known to him the contents  
31 thereof, he did thereupon acknowledge that he signed, sealed and  
32 delivered the same on his voluntary act and deed, for the uses and  
33 purposes therein expressed.

34

35 .....

36 Attorney or Notary Public

37 b. At the conclusion of the sheriff's sale, the attorney for the  
38 plaintiff may prepare and deliver to the sheriff a deed in the form  
39 provided pursuant to paragraph (5) of subsection a. of this section  
40 for the sheriff's execution and the deed shall be delivered to the  
41 sheriff within 10 days of the date of the sale. The sheriff shall be  
42 entitled to the authorized fee, as a review fee, even if the plaintiff's  
43 attorney prepares the deed.

44 c. The sheriff's office shall, within two weeks of the date of the  
45 sale, deliver a fully executed deed to the successful bidder at the  
46 sale provided that the bidder pays the balance of the monies due to  
47 the Sheriff by either cash or certified or cashier's check. In the  
48 event a bid is satisfied after the expiration and additional interest is

1 collected from the successful bidder, the sheriff shall remit to the  
2 plaintiff the total amount, less any fees, costs and commissions due  
3 the sheriff, along with the additional interest.

4 (cf: P.L.1995, c.244, s.12)

5

6 7. N.J.S.2A:17-34 is amended to read as follows:

7 2A:17-34. All advertisements for the sale of real estate by virtue  
8 of executions issued out of any court of this state shall state the  
9 approximate amount of the judgment or order sought to be satisfied  
10 by the sale. When practicable, the advertisements shall state the  
11 street numbers of the real estate to be sold. Advertisements shall  
12 also state that a surcharge will be applied to the winning bid price  
13 of foreclosed properties for deposit into the County Homelessness  
14 Trust Fund as required by section 6 of P.L. , c. (C. ) (pending  
15 before the Legislature as this bill.

16 (cf: N.J.S.2A:17-34)

17

18 8. (New section) a. Amounts raised by the surcharge imposed  
19 pursuant to section 6 of P.L. , c. (C. ) (pending before the  
20 Legislature as this bill) shall be deposited into a “County  
21 Homelessness Trust Fund” to be created by the county and shall be  
22 used exclusively for the purposes authorized by P.L. , c. (C. )  
23 (pending before the Legislature as this bill). Any interest or other  
24 income earned on monies deposited into the county trust fund shall  
25 be credited to the fund to be used for the same purposes as the  
26 principal. A county may deposit other funds into the County  
27 Homelessness Trust Fund, as it may, from time to time, deem  
28 appropriate.

29 b. No monies in the trust shall be utilized to pay or discharge the  
30 principal or interest on any indebtedness incurred for any purpose  
31 by the trust or any other governmental entity.

32

33 9. (New section) a. Each county shall utilize its County  
34 Homelessness Trust Fund for the operation of a homeless housing  
35 grant program. This program is established in order to provide:

36 (1) for the acquisition, construction, or rehabilitation of housing  
37 projects or units within housing projects that supply permanent  
38 affordable housing for homeless persons or families, including  
39 those at risk of homelessness;

40 (2) rental assistance vouchers, including tenant and project based  
41 subsidies, for affordable housing projects or units within housing  
42 projects that provide permanent affordable housing for homeless  
43 persons or families, including those at risk of homelessness;

44 (3) supportive services as may be required by homeless  
45 individuals or families in order to obtain or maintain, or both,  
46 permanent affordable housing; and

1 (4) prevention services for at risk homeless individuals or  
2 families so that they can obtain and maintain permanent affordable  
3 housing.

4 b. Grants awarded by the governing body of the county shall be  
5 used to support projects that:

- 6 (1) measurably reduce homelessness;  
7 (2) demonstrate government cost savings over time;  
8 (3) employ evidence-based models;  
9 (4) can be replicated in other counties;  
10 (5) include an outcome measurement component;  
11 (6) are consistent with the local homeless housing plan; or  
12 (7) fund the acquisition, construction, or rehabilitation projects  
13 that will serve homeless individuals or families for a period of at  
14 least 30 years or the equal to the longest term of affordability  
15 required by other funding sources.

16  
17 10. (New section) A county may collaborate with any other  
18 county that has established a County Homeless Trust Fund to  
19 provide joint funding for projects permitted under P.L. , c. (C. )  
20 (pending before the Legislature as this bill).

21  
22 11. This act shall take effect immediately.

23  
24

25 STATEMENT

26  
27 This bill creates a State plan to address homelessness and  
28 permits local governments to create homeless prevention trust funds  
29 and establish programs to address homelessness.

30 The Legislature recognizes the need for the State to play a  
31 primary role in coordinating, supporting, and monitoring the needs  
32 of the homeless. The purpose of this bill is to provide a clear  
33 assignment of responsibilities and a clear statement of achievable  
34 and quantifiable goals for the homeless population, accomplished  
35 through systematic data collection on the homeless population in  
36 New Jersey, in conjunction with a partnership between the State and  
37 local governments to count homeless persons and assist them in  
38 finding housing.

39 Under the bill, the Department of Community Affairs is required,  
40 in consultation with the Department of Children and Families,  
41 Department of Corrections, Department of Health and Senior  
42 Services, and the Department of Human Services, to prepare and  
43 publish a ten-year homeless housing strategic plan which will  
44 outline Statewide goals and performance measures for homeless  
45 measures and for homeless families with children. Local  
46 governments may prepare a ten-year homeless housing plan, which  
47 may not be substantially inconsistent with the goals and program

1 recommendations of temporary guidelines of the State, and, when  
2 promulgated and adopted, with the State strategic plan.

3 The department is also to prepare, and amend from time-to-time,  
4 a five-year housing advisory plan. The purpose of the plan is to  
5 document the need for affordable housing for all citizens of the  
6 State who do not have such housing, and the extent to which that  
7 need is being met through public and private sector programs, to  
8 facilitate planning to meet the affordable housing needs of the  
9 State's homeless or near homeless population. The information in  
10 the five-year housing advisory plan must include:

11 -an assessment of the State's housing market trends;

12 -an assessment of the housing needs for all economic segments  
13 of the State and special needs populations;

14 -an inventory of the supply and geographic distribution of  
15 affordable housing units made available through public and private  
16 sector programs.

17 -a status report on the degree of progress made by the public and  
18 private sector toward meeting the housing needs of the State;

19 -an identification of State and local regulatory barriers to  
20 affordable housing and proposed regulatory and administrative  
21 techniques designed to remove barriers to the development and  
22 placement of affordable housing; and

23 -specific recommendations, policies, or proposals for meeting the  
24 affordable housing needs of the State.

25 The five-year housing advisory plan is to be prepared and  
26 submitted to the Governor and the Joint Committee on Housing  
27 Affordability, and subsequent plans must be submitted every five-  
28 years thereafter.

29 The State and local goal, set by the bill, is to reduce  
30 homelessness by 50 percent within a ten-year period.

31 This bill requires counties to establish a "County Homeless Trust  
32 Fund." Monies in the trust fund will be raised through a dedicated  
33 surcharge equal to five percent of the amount paid by a successful  
34 bidder on the purchase of a foreclosed property. If the owner of the  
35 property at the time it was placed in foreclosure redeems the  
36 mortgage, the surcharge will be returned to the successful bidder.

37 The purpose of the trust fund is to support projects that supply  
38 permanent affordable housing, rental assistance vouchers,  
39 supportive services, and prevention services for homeless  
40 individuals and families, including those at risk of homelessness.  
41 Grants will be awarded by the governing body in each county and  
42 shall be used to support projects that measurably reduce  
43 homelessness, demonstrate cost savings over time, utilize outcome  
44 measurement and can be replicated in other counties.

ASSEMBLY HOUSING AND LOCAL GOVERNMENT  
COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 3101**

with committee amendments

**STATE OF NEW JERSEY**

DATED: OCTOBER 23, 2008

The Assembly Housing and Local Government Committee reports favorably and with committee amendments Assembly Bill No. 3101.

Assembly Bill No. 3101, as amended by the committee, permits local governments to create homelessness prevention trusts funds and establish programs to address homelessness. The amended bill also permits counties to establish a county homelessness trust fund.

The bill, as amended, permits the county to impose a surcharge of \$3 on each document recorded with a county, for deposit into a county homelessness trust fund, five per cent of which may be used annually for administrative costs related to the administration of the fund, and the remainder of the monies in the fund may be used solely for the operation of a homelessness housing grant program established in order to provide:

- for the acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- rental assistance vouchers, including tenant and project based subsidies, for affordable housing projects or units within housing projects that provide permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Grants awarded by the governing body of the county shall be used to support projects that:

- measurably reduce homelessness;
- demonstrate government cost savings over time;
- employ evidence-based models;



- can be replicated in other counties;
- include an outcome measurement component;
- are consistent with the local homelessness housing plan; or
- fund the acquisition, construction, or rehabilitation of projects that will serve homeless individuals or families for a period of at least 30 years or equal to the longest term of affordability required by other funding sources.

#### Committee amendments

The committee amended the bill to:

- rename the defined term “community action agency” as “community based organization” and to define that term as a nonprofit, private, or public organization funded with public or private funds, or both, that provides housing and services to families and individuals who are homeless;

- add language to the definition of “County Homelessness Trust Fund Task Force” to provide that among the responsibilities of the County Homelessness Trust Fund Task Force is to assess priorities for funding, review of applications, and preparation of an annual report and an annual measurement of the progress of the trust fund;

- strike a subsection that required the Department of Community Affairs to collect and distribute data on the State’s homeless population in order to facilitate the homeless housing plans of local governments;

- delete a paragraph that provided that the Department of Community Affairs prepare a five-year housing advisory plan;

- removes requirement that homeless housing plan developed by the municipality must cover a 10-year period;

- remove sections 6 and 7 of the introduced bill, which added a 5% surcharge on the winning bid on the sale of a foreclosed property, and which required that an advertisement for a sheriff’s sale of foreclosed real property disclose the imposition of the surcharge;

- require that each county that has established a county homelessness trust fund must transmit information concerning the uses of those funds to the New Jersey Housing and Mortgage Finance Agency; and

- permit the imposition of a surcharge of \$3 on each document recorded with a county, to be deposited into the county’s homelessness trust fund and used for the purposes authorized in the amended bill.

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

[First Reprint]

## **ASSEMBLY, No. 3101**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: DECEMBER 8, 2008

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Assembly Bill No. 3101 (1R).

The bill, as amended by the committee, permits local governments to create homelessness prevention trusts funds and establish programs to address homelessness. The bill also permits counties to establish a county homelessness trust fund.

The bill, as amended, allows a county to impose a surcharge of \$3 on each document recorded with a county, for deposit into a county homelessness trust fund, five per cent of which may be used annually for administrative costs related to the administration of the fund, and the remainder of the monies in the fund may be used solely for the operation of a homelessness housing grant program established in order to provide:

- for the acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- rental assistance vouchers, including tenant and project based subsidies, for affordable housing projects or units within housing projects that provide permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Grants awarded by the governing body of the county shall be used to support projects that:

- measurably reduce homelessness;
- demonstrate government cost savings over time;

- employ evidence-based models;
- can be replicated in other counties;
- include an outcome measurement component;
- are consistent with the local homelessness housing plan; or
- fund the acquisition, construction, or rehabilitation of projects that will serve homeless individuals or families for a period of at least 30 years or equal to the longest term of affordability required by other funding sources.

The committee amended the bill to require a county to obtain the advice of the County Homelessness Trust Fund Task Force when utilizing monies from the County Homelessness Trust Fund. The committee also made several technical corrections to the bill. As amended by the committee, the bill is identical to S-2354(1R).

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

### [Second Reprint] **ASSEMBLY, No. 3101**

with committee amendments

# STATE OF NEW JERSEY

DATED: MAY 14, 2009

The Senate Budget and Appropriations Committee reports favorably Assembly Bill No. 3101 (2R), with committee amendments.

This bill, as amended, permits county governments to create county homelessness prevention trust funds and establish programs to address homelessness.

The bill permits the county to impose a surcharge of \$3 on each document recorded with a county, for deposit into a county homelessness trust fund, five per cent of which may be used annually for administrative costs related to the administration of the fund, and the remainder of the monies in the fund may be used solely for the operation of a homelessness housing grant program established in order to provide:

- for the acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- rental assistance vouchers, including tenant and project based subsidies, for affordable housing projects or units within housing projects that provide permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Grants awarded by the governing body of the county shall be used to support projects that:

- measurably reduce homelessness;
- demonstrate government cost savings over time;
- employ evidence-based models;

- can be replicated in other counties;
- include an outcome measurement component;
- are consistent with the local homelessness housing plan; or
- fund the acquisition, construction, or rehabilitation of projects that will serve homeless individuals or families for a period of at least 30 years or equal to the longest term of affordability required by other funding sources.

The bill requires a county to obtain the advice of the County Homelessness Trust Fund Task Force when utilizing monies from the County Homelessness Trust Fund.

As amended and reported, this bill is identical to Senate Bill No. 2354 (1R), as also amended and reported by the committee.

#### COMMITTEE AMENDMENTS:

The committee amendments make technical corrections and:

- 1) Clarify that as defined in the bill “local government” means county government; and
- 2) Provide that any monies in a “County Homelessness Trust Fund” which are not expended after four years be transferred to the Department of Community Affairs (rather than the New Jersey Interagency Council on Homeless) to contract with a community based organization in the same county where the fund exists for the purposes of the bill.

#### FISCAL IMPACT:

This bill has no direct fiscal impact due to its permissive nature. For county governments that opt to utilize the bill’s permissive grant of authority to establish a homeless housing trust fund and raise revenue for deposit therein, the bill provides the opportunity for increased revenue and establishes the legal requirement to expend that increased revenue only for the implementation of homeless housing grant programs. The bill, as amended, provides that if trust fund revenues are not expended after four years they must be transferred to the Department of Community Affairs, for use by community based organizations within the county from which the unused funds were transferred.

The \$3 surcharge on county recording fees pursuant to N.J.S.22A:4-4.1 which each county creating a homeless housing trust fund is authorized (but not required) to impose pertains to the same group of fees that were previously increased, generally by \$5.00, through enactment of P.L.2003, c.117. Pursuant to section 39 of that law, the revenues from the \$5.00 fee increases are forwarded to the State for deposit in the New Jersey Public Records Preservation Account (NJPRPA). Accordingly, the revenue that might be raised by counties in the aggregate if all were to adopt the provisions of the bill can be roughly estimated as 60% of the revenues raised for the NJPPRA. These revenues have fluctuated significantly in recent fiscal

years, totaling \$65.6 million in FY 2006, \$57.3 million in FY 2007, and \$42.5 million in FY 2008. FY 2009 collections are likely to be lower than FY 2008, based on collections to date. Using the period FY 2006-FY 2009 to date as a basis for estimation, aggregate annual county revenues that might result from the bill could thus range from about \$20 million to \$39 million. The Office of Legislative Services does not possess relevant county-by-county revenue data.

# SENATE, No. 2354

## STATE OF NEW JERSEY 213th LEGISLATURE

INTRODUCED NOVEMBER 13, 2008

**Sponsored by:**

**Senator DANA L. REDD**  
**District 5 (Camden and Gloucester)**  
**Senator BRIAN P. STACK**  
**District 33 (Hudson)**

**Co-Sponsored by:**

**Senators Singer, Buono, Vitale and Rice**

**SYNOPSIS**

Permits counties to create County Homelessness Trust Funds.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 12/9/2008)**

S2354 REDD, STACK

2

1 AN ACT addressing homelessness by permitting the establishment  
2 of County Homelessness Trust Funds, amending N.J.S.22A:4-17,  
3 and supplementing P.L.1984, c.180 (C.52:27D-280 et seq.).  
4

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

8 1. (New section) This act shall be known and may be cited as  
9 the "County Homelessness Trust Fund Act."  
10

11 2. (New section) The Legislature finds and declares:

12 a. The creation of county homelessness trust funds in counties  
13 that have completed and endorsed a plan to end homelessness will  
14 provide some of the additional funds necessary to move homeless or  
15 formerly homeless individuals toward the goal of permanent  
16 affordable housing and self-sufficiency.

17 b. Despite laudable efforts by all levels of government, private  
18 individuals, nonprofit organizations, and charitable foundations to  
19 end homelessness, the number of homeless persons in New Jersey is  
20 unacceptably high. The State's homeless population, furthermore,  
21 includes a large number of families with children, youth, veterans,  
22 the elderly, and employed persons.

23 c. Fiscal and social costs of homelessness are high for both the  
24 public and private sectors and declares that ending homelessness  
25 should be a joint goal for State and local government.

26 d. A myriad of factors contribute to homelessness, including a  
27 shortage of affordable housing; a shortage of jobs that pay wages  
28 and benefits sufficient to support a family; high property taxes  
29 which undermine housing affordability; a lack of an accessible and  
30 affordable health care system available to all who suffer from  
31 physical and mental illnesses and chemical and alcohol dependency;  
32 domestic violence; and a lack of education and job skills necessary  
33 to acquire adequate wage jobs in the economy of the twenty-first  
34 century.  
35

36 3. (New section) As used in this act:

37 "Community based organization" means a nonprofit, private, or  
38 public organization funded with public or private funds, or both,  
39 that provides housing and services to families and individuals who  
40 are homeless.

41 "County homeless housing grant program" means the vehicle by  
42 which competitive grants are awarded by the governing body of the  
43 county, utilizing moneys from the homeless housing account, for  
44 activities directly related to housing homeless individuals and  
45 families, preventing homelessness, and other efforts directly related

**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 to permanently housing homeless persons, as administered by the  
2 local government or its designated subcontractor.

3 “County Homelessness Trust Fund Task Force” means the  
4 voluntary local committee created to advise a local government on  
5 the creation of a local homeless housing plan and participate in a  
6 local homeless housing program. It shall include a representative of  
7 the county, representatives from each of the three municipalities in  
8 the county with the largest populations of homeless people,  
9 representatives from the organization responsible for developing,  
10 implementing, or both, the local plan to end homelessness, at least  
11 three homeless or formerly homeless persons, and three  
12 representatives of local private or nonprofit organizations with  
13 experiencing in assisting the homeless or providing low-income  
14 housing. Among the responsibilities of the County Homelessness  
15 Trust Fund Task Force is to assess priorities for funding, review of  
16 applications, and preparation of an annual report and an annual  
17 measurement of the progress of the trust fund.

18 “Department” means the Department of Community Affairs,  
19 unless otherwise designated.

20 “Director” means the Director of the Division of Housing in the  
21 Department of Community Affairs.

22 “Homeless person” means an individual living outside, or in a  
23 building not meant for human habitation or in which the person has  
24 no legal right to occupy, in an emergency shelter, or in a temporary  
25 housing program which may include a transitional and supportive  
26 housing program if habitation time limits exist, or temporarily in  
27 the home of another household, or in a motel.

28 “Housing authority” means any of the public corporations  
29 created pursuant to section 17 of P.L.1992, c.79 (C.40A:12A-17).

30 “Housing continuum” means the progression of individuals along  
31 a housing-focused scale with homelessness at one end and home  
32 ownership at the other.

33 “Homeless housing plan” means the plan approved by a local  
34 government to address housing for homeless persons that includes  
35 measurable and achievable objectives to end homelessness in that  
36 community and has been approved by the governing body of the  
37 county or municipality.

38 “Local government” means a county or municipal government.

39 “Outcome measurement” means the process of comparing  
40 specific measures of success against ultimate and interim goals.

41

42 4. (New section) A local government may adopt a homeless  
43 housing plan to the address housing needs of homeless persons  
44 within its jurisdiction, which shall be in accordance with the  
45 provisions of P.L. , c. (C. ) (pending before the Legislature  
46 as this bill). The plan shall include provisions for establishing a  
47 trust fund for the purposes of receiving funds pursuant to  
48 P.L. ,c. (C. ) (pending before the Legislature as this bill),

S2354 REDD, STACK

1 and shall evidence a strategic local scheme to identify and address  
2 the needs of the homeless within the jurisdiction, including  
3 strategies to reduce the need for emergency room care, hospital  
4 care, law enforcement, foster care, and other social services  
5 associated with the homeless and homelessness.

6  
7 5. (New section) a. Amounts raised by the surcharge imposed  
8 pursuant to section 8 of P.L. , c. (C. ) (pending before the  
9 Legislature as this bill) shall be deposited into a “County  
10 Homelessness Trust Fund” to be created by the county and shall be  
11 used exclusively for the purposes authorized by P.L. , c. (C. )  
12 (pending before the Legislature as this bill). Any interest or other  
13 income earned on monies deposited into the county trust fund shall  
14 be credited to the fund to be used for the same purposes as the  
15 principal. A county may deposit other funds into the County  
16 Homelessness Trust Fund, as it may, from time to time, deem  
17 appropriate.

18 b. No monies in the trust shall be utilized to pay or discharge  
19 the principal or interest on any indebtedness incurred for any  
20 purpose by the trust or any other governmental entity.

21 c. Amounts raised by the surcharge must be expended for the  
22 purposes detailed in section 9 of P.L. , c. (C. ) (pending  
23 before the Legislature as this bill) within four years of being  
24 collected.

25 d. Any monies in the trust that are not expended after four  
26 years will be transferred to the New Jersey Interagency Council on  
27 Homelessness which will contract with a community based  
28 organization in the same county where the Homelessness Trust  
29 Fund exists for the purposes of P.L. , c. (C. ) (pending before  
30 the Legislature as this bill).

31  
32 6. (New section) a. Each county shall utilize its County  
33 Homelessness Trust Fund for the operation of a homeless housing  
34 grant program. This program is established in order to provide:

35 (1) for the acquisition, construction, or rehabilitation of housing  
36 projects or units within housing projects that supply permanent  
37 affordable housing for homeless persons or families, including  
38 those at risk of homelessness;

39 (2) rental assistance vouchers, including tenant and project based  
40 subsidies, for affordable housing projects or units within housing  
41 projects that provide permanent affordable housing for homeless  
42 persons or families, including those at risk of homelessness;

43 (3) supportive services as may be required by homeless  
44 individuals or families in order to obtain or maintain, or both,  
45 permanent affordable housing; and

46 (4) prevention services for at risk homeless individuals or  
47 families so that they can obtain and maintain permanent affordable  
48 housing.

1       b. Grants awarded by the governing body of the county shall be  
2 used to support projects that:

- 3       (1) measurably reduce homelessness;  
4       (2) demonstrate government cost savings over time;  
5       (3) employ evidence-based models;  
6       (4) can be replicated in other counties;  
7       (5) include an outcome measurement component;  
8       (6) are consistent with the local homeless housing plan; or  
9       (7) fund the acquisition, construction, or rehabilitation projects  
10 that will serve homeless individuals or families for a period of at  
11 least 30 years or the equal to the longest term of affordability  
12 required by other funding sources.

13       c. Each county that has established a County Homelessness  
14 Trust Fund shall transmit information concerning the uses of the  
15 funds to the New Jersey Housing and Mortgage Finance Agency in  
16 accordance with requirements established by that agency.

17

18       7. (New section) A county may collaborate with any other  
19 county that has established a County Homeless Trust Fund to  
20 provide joint funding for projects permitted under P.L. , c. (C. )  
21 (pending before the Legislature as this bill).

22

23       8. N.J.S.22A:4-17 is amended to read as follows:

24       22A:4-17. a. All fees, costs, allowances, percentages and other  
25 perquisites of whatever kind which surrogates, county clerks in  
26 their several capacities, registers of deeds and mortgages, and  
27 sheriffs or persons employed in their offices are entitled to charge  
28 and receive for any official acts or services they may render shall be  
29 for the sole use of the county and shall be accounted for regularly to  
30 the county treasurer; however, such monies shall be utilized to  
31 increase the salaries of surrogates, county clerks, registers of deeds  
32 and mortgages and sheriffs, except as provided in section 6 of  
33 P.L.2001, c.370 (C.22A:4-8.1), section 7 of P.L.1985, c.422  
34 (C.22A:4-17.1) and section 4 of P.L.1988, c.109 (C.22A:4-17.2).

35       Such accounting shall be made on or before the fifteenth day of  
36 each month on form blanks supplied by the county treasurer. The  
37 statement of account shall clearly set forth all sums charged or  
38 taxed or which shall have accrued or become payable during the  
39 preceding month. Such statements shall be made under oath and  
40 filed in the office of the county treasurer as public records.

41       Such statements when received by the county treasurer shall be  
42 forthwith audited by the county auditor or other proper officer.

43       On or before the twentieth day of each month surrogates, county  
44 clerks, registers of deeds and mortgages, and sheriffs shall pay over  
45 the amount of such fees and moneys to the county treasurer and  
46 such officers shall be personally liable to the county for such fees  
47 and moneys.

1 The penalty for each day's neglect to file the required statement  
2 of account or to pay over such moneys shall be one hundred dollars  
3 (\$100.00) to be recovered in the name of the board of chosen  
4 freeholders of the county in a civil action in the Superior Court, and  
5 said officers may also be proceeded against by proceeding in lieu of  
6 prerogative writ.

7 b. (1) In addition to the fees authorized in N.J.S.22A:4-4.1, and  
8 except as provided in paragraph (2) of this subsection, upon  
9 resolution or ordinance of the county governing body, as  
10 appropriate, a surcharge of three dollars shall be charged for each  
11 document recorded, which will be in addition to any other charge  
12 allowed by law. The county treasurer shall deposit the surcharges  
13 so collected into a fund that shall be used by the county to  
14 accomplish the purposes of P.L. , c. (C. ) (pending before the  
15 Legislature as this bill). This fund shall be known as the  
16 “Homelessness Housing Trust Fund.” Five percent of the fund may  
17 be used annually by the county for administrative costs related to  
18 administration of the fund and the grant program established  
19 pursuant to P.L. , c. (C. ) (pending before the Legislature as  
20 this bill), and the remainder only for homelessness housing  
21 programs as described in P.L. , c. (C. ) (pending before the  
22 Legislature as this bill).

23 (2) The surcharge imposed in this section does not apply to  
24 assignments or substitutions of previously recorded deeds of trust.  
25 (cf: P.L.2001, c.370, s.7)

26

27 9. This act shall take effect immediately.

28

29

30

STATEMENT

31

32 This bill permits local governments to create homelessness  
33 prevention trusts funds and establish programs to address  
34 homelessness. The bill also permits counties to establish a county  
35 homelessness trust fund.

36 The bill permits the county to impose a surcharge of \$3 on each  
37 document recorded with a county, for deposit into a county  
38 homelessness trust fund, five per cent of which may be used  
39 annually for administrative costs related to the administration of the  
40 fund, and the remainder of the monies in the fund may be used  
41 solely for the operation of a homelessness housing grant program  
42 established in order to provide:

- 43 • for the acquisition, construction, or rehabilitation of  
44 housing projects, or units within housing projects, that  
45 supply permanent affordable housing for homeless  
46 persons or families, including those at risk of  
47 homelessness;

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- 1           • rental assistance vouchers, including tenant and project  
2           based subsidies, for affordable housing projects or units  
3           within housing projects that provide permanent  
4           affordable housing for homeless persons or families,  
5           including those at risk of homelessness;  
6           • supportive services as may be required by homeless  
7           individuals or families in order to obtain or maintain, or  
8           both, permanent affordable housing; and  
9           • prevention services for at risk homeless individuals or  
10          families so that they can obtain and maintain permanent  
11          affordable housing.

12          Grants awarded by the governing body of the county shall be  
13          used to support projects that:

- 14           • measurably reduce homelessness;  
15           • demonstrate government cost savings over time;  
16           • employ evidence-based models;  
17           • can be replicated in other counties;  
18           • include an outcome measurement component;  
19           • are consistent with the local homelessness housing plan;  
20           or

21          fund the acquisition, construction, or rehabilitation of projects that  
22          will serve homeless individuals or families for a period of at least  
23          30 years or equal to the longest term of affordability required by  
24          other funding sources.

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### **SENATE, No. 2354**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: DECEMBER 8, 2008

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 2354.

The bill, as amended by the committee, permits local governments to create homelessness prevention trusts funds and establish programs to address homelessness. The bill, as amended, also permits counties to establish a county homelessness trust fund.

The bill permits the county to impose a surcharge of \$3 on each document recorded with a county, for deposit into a county homelessness trust fund, five per cent of which may be used annually for administrative costs related to the administration of the fund, and the remainder of the monies in the fund may be used solely for the operation of a homelessness housing grant program established in order to provide:

- for the acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- rental assistance vouchers, including tenant and project based subsidies, for affordable housing projects or units within housing projects that provide permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Grants awarded by the governing body of the county shall be used to support projects that:

- measurably reduce homelessness;
- demonstrate government cost savings over time;
- employ evidence-based models;
- can be replicated in other counties;

- include an outcome measurement component;
- are consistent with the local homelessness housing plan; or fund the acquisition, construction, or rehabilitation of projects that will serve homeless individuals or families for a period of at least 30 years or equal to the longest term of affordability required by other funding sources.

The committee amended the bill to require a county to obtain the advice of the County Homelessness Trust Fund Task Force when utilizing monies from the County Homelessness Trust Fund. The committee also made several technical corrections to the bill. As amended, the bill is identical to A-3101(2R).

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

[First Reprint]

## **SENATE, No. 2354**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: MAY 14, 2009

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 2354 (1R), with committee amendments.

This bill, as amended, permits county governments to create county homelessness prevention trust funds and establish programs to address homelessness.

The bill permits the county to impose a surcharge of \$3 on each document recorded with a county, for deposit into a county homelessness trust fund, five per cent of which may be used annually for administrative costs related to the administration of the fund, and the remainder of the monies in the fund may be used solely for the operation of a homelessness housing grant program established in order to provide:

- for the acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- rental assistance vouchers, including tenant and project based subsidies, for affordable housing projects or units within housing projects that provide permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Grants awarded by the governing body of the county shall be used to support projects that:

- measurably reduce homelessness;
- demonstrate government cost savings over time;
- employ evidence-based models;
- can be replicated in other counties;



- include an outcome measurement component;
- are consistent with the local homelessness housing plan; or fund the acquisition, construction, or rehabilitation of projects that will serve homeless individuals or families for a period of at least 30 years or equal to the longest term of affordability required by other funding sources.

The bill requires a county to obtain the advice of the County Homelessness Trust Fund Task Force when utilizing monies from the County Homelessness Trust Fund.

As reported, this bill is identical to Assembly Bill No. 3101 (2R), as also amended by the committee.

COMMITTEE AMENDMENTS:

The committee amendments make technical corrections and:

- 1) Clarify that as defined in the bill “local government” means county government; and
- 2) Provide that any monies in a “County Homelessness Trust Fund” which are not expended after four years be transferred to the Department of Community Affairs (rather than the New Jersey Interagency Council on Homeless) to contract with a community based organization in the same county where the fund exists for the purposes of the bill.

FISCAL IMPACT:

This bill has no direct fiscal impact due to its permissive nature. For county governments that opt to utilize the bill’s permissive grant of authority to establish a homeless housing trust fund and raise revenue for deposit therein, the bill provides the opportunity for increased revenue and establishes the legal requirement to expend that increased revenue only for the implementation of homeless housing grant programs. The bill, as amended, provides that if trust fund revenues are not expended after four years they must be transferred to the Department of Community Affairs, for use by community based organizations within the county from which the unused funds were transferred.

The \$3 surcharge on county recording fees pursuant to N.J.S.22A:4-4.1 which each county creating a homeless housing trust fund is authorized (but not required) to impose pertains to the same group of fees that were previously increased, generally by \$5.00, through enactment of P.L.2003, c.117. Pursuant to section 39 of that law, the revenues from the \$5.00 fee increases are forwarded to the State for deposit in the New Jersey Public Records Preservation Account (NJPRPA). Accordingly, the revenue that might be raised by counties in the aggregate if all were to adopt the provisions of the bill can be roughly estimated as 60% of the revenues raised for the NJPPRA. These revenues have fluctuated significantly in recent fiscal years, totaling \$65.6 million in FY 2006, \$57.3 million in FY 2007,

and \$42.5 million in FY 2008. FY 2009 collections are likely to be lower than FY 2008, based on collections to date. Using the period FY 2006-FY 2009 to date as a basis for estimation, aggregate annual county revenues that might result from the bill could thus range from about \$20 million to \$39 million. The Office of Legislative Services does not possess relevant county-by-county revenue data.

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Governor**For Immediate Release:**  
**Date:** September 8, 2009**For More Information:**  
Robert Corrales**Phone:** 609-777-2600

## Governor Corzine Signs Bills to Defeat Homelessness, Support Food Pantries, Canine and Feline Funds in New Jersey

**CAMDEN** - In proactive steps to remedy and prevent homelessness and hunger in New Jersey, Governor Jon S. Corzine today signed the County Homelessness Trust Fund bill and the Community Food Pantry, Cat and Dog Spay/Neuter Fund bill at Cathedral Kitchen in Camden. Governor Corzine was joined by state Senators Dana Redd (D-Camden, Gloucester) James Beach (D-Camden), Assembly members Gordon Johnson (D-Bergen), Bonnie Watson-Coleman (D-Mercer), Eleese Evans (D-Bergen, Passaic) and Camden Mayor Gwedolyn Faison as he signed the bills into law.

"The two bills signed today, combined, further advance core priorities during this past budget year: providing for the most vulnerable, and those hit hardest by the global recession," Governor Corzine said. "The issue of homelessness and hunger is always of particular concern, especially in challenging economic times. I remain proud and inspired by the willingness of New Jerseyans to lend a helping hand to the less fortunate and the most vulnerable in our society."

Governor Corzine launched the New Jersey Economic Assistance and Recovery Plan in 2008, which laid the ground work to expedite strategic and collaborated efforts to set in motion short- and long-term growth projects and human services initiatives in New Jersey.

The first of the two bills, A-3101/S2354, authorizes county governments to create county homelessness prevention trust funds and authorizes county-operated programs to meet the needs of homeless individuals and families. The bill would also require the creation of a County Homelessness Trust Fund Task Force.

Under the bill, counties that have created a county homelessness trust would be able to collaborate with another county that has established such a trust fund as well in order to provide joint funding for projects permitted under the bill. Counties that create a homelessness prevention trust fund will be required to use the fund solely for the operation of a homelessness housing grant program that meets the bill requirements. Additionally, counties will be permitted to impose a surcharge of \$3 on each document recorded by the county clerk for deposit into the 'homelessness' trust fund.

Monies deposited into a 'homelessness' trust fund would be required to be spent within four years of collection; remaining unspent monies after four years would be transferred to the state's Department of Community Affairs (DCA). DCA would be required to contract for homeless services in that county of the type authorized to be funded under the bill.

"The number of homeless, in New Jersey - especially women and children - is unacceptably high and may go even higher as more families face the very real and scary prospect of losing their homes due to sudden economic hardship," said Assembly Majority Leader Bonnie Watson Coleman (D-Mercer). "State and local governments must work together to provide more funding and better services to provide access to affordable housing and ensure families have another option to living in a shelter or on the street."

"Helping the hopeless is at the very core of what government should be about, and this new law provides a helping hand to those folks who have nowhere else to turn," said Senator Dana Redd, (D-Camden, Gloucester). "At a time when the economy is struggling, many hard-working State residents are slipping through the cracks, unable to keep their heads above water. By authorizing counties to create a trust fund to assist the homeless, we are throwing those people a life preserver in their time of greatest need."

The creation of county homelessness trust funds will provide some of the additional funds necessary to move homeless or formerly homeless individuals toward the goal of permanent affordable housing and self-sufficiency.

"Through this law, we're allowing counties to partner with municipal social service agencies and non-profit community activists to provide real support and

assistance to homeless people living within their borders," said Senator Jim Beach, (D-Camden). "This bill mixes compassion with common sense, recognizing that no one agency or organization can do it alone, and creates a seamless safety net for the homeless population living in the Garden State. I'd like to thank Governor Corzine for maintaining his commitment to helping the most vulnerable, and for making a statement that in tough economic times, no one should be left behind."

"In today's economy even people who work hard and play by the rules can find themselves homeless through no fault of their own," said Assemblywoman Nilsa Cruz-Perez (D-Camden, Gloucester). "I am excited that we are empowering counties to help New Jerseyans put a dependable roof over their heads."

"The measure does more than reduce homelessness," said Assemblyman Reed Gusciora (D-Mercer). "It also supports those on the precipice of being homeless, which is why I'm especially enthusiastic about the supportive services that will help families at risk of becoming homeless."

The second bill, A2513/S2430, gives New Jersey residents the opportunity to make voluntary contributions on their tax returns in support of community food pantries and for pet neutering in addition to existing fund allocations.

Specifically, the bill establishes the "Community Food Pantry Fund" and the "Cat and Dog Spay/Neuter Fund" in the state's Department of Treasury and allows taxpayers to donate a portion of their income tax refunds, or to make other voluntary contributions, to those funds by indicating on their New Jersey gross income tax return that a portion of their tax refund, or an enclosed contribution, is to be deposited into either fund.

Under the "Community Food Pantry Fund" bill, the Legislature shall annually appropriate all funds deposited into the fund to the state's Department of Agriculture for distribution to community food pantries through the State Food Purchase Program (SFPP). In addition, the Department of Agriculture would be required to collaborate with the state's Department of Human Services to fulfill this mandate. All 'community food pantry' funds received by food pantries shall be used exclusively for the purchase of food.

Since 2007, Governor Corzine has made feeding the hungry of New Jersey a priority. The "Governor's Hunger Initiative" has included funding in the state budget for SFPP allocation for the distribution of funds for the purchase of healthy and nutritious foods to feed people affected by hunger.

Additionally, in December 2008, Governor Corzine signed legislation to boost State aid to food banks under the SFPP initiative by \$3 million in addition to the \$4 million already allocated in the state's FY 2009 budget, and the state's FY 2010 budget also includes \$3 million for the state's food purchase initiative.

"The global economic meltdown means hunger isn't being limited to the poor," said Assemblyman Gordon Johnson (D-Bergen). "New Jersey is a generous state, and we can and should make it easier to spread that generosity and do whatever we can to ensure no one in this state goes to bed hungry."

Through the State Food Purchase Program (SFPP), funds are distributed to the six regional Emergency Feeding Operations (EFOs) food throughout the state. The food banks use SFPP funds to buy nutrient-rich foods from local farmers and farmer cooperatives during growing season and then distribute those items to their network of 793 food pantries, homeless shelters, and soup kitchens.

"More and more people are struggling just to get by," said Assemblywoman Elease Evans (D-Passaic) "The combination of higher grocery bills and a colder winter could push some over the brink. We can't let that happen. Everyone deserves to be able to feed their family."

###

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