**HCDN-NJ’s recommendations for Strategies to be included in the Together North Jersey’s Regional Plan for Sustainable Development (RPSD).**

1. State actions to mandate 20% affordable housing in market rate developments.
	1. Revise the TOD affordable housing requirement to 20% affordable regardless of a town’s COAH requirement.
	2. Require market-housing developers to provide 20% of their units as affordable in exchange for incentive-based policies such as density bonuses, reduced-cost and free land, and expedited approvals.
	3. Mandate 20% in State controlled regional planning areas like Pinelands and Meadowlands.
	4. Use of state funding mechanisms.
	5. Reduction in utility connection fee, utilities.
2. Municipal actions to mandate 20% affordable housing in market rate developments.
	1. Comply with state law requiring towns to commit Municipal Housing Trust Funds to affordable housing initiates within 4 years of receipt of development funds.
	2. Amend municipal zoning codes to allow for increased density, mixed-use development,
	3. Employ incentive-based policies for lower income housing production such as density bonuses, reduced-cost and free land, tax abatements, and expedited approvals.
3. Increase variety and choice in the state’s housing stock.
	1. Establish NJ Fair Housing Act rules to require elimination of exclusionary zoning practices in areas appropriate for development and redevelopment.
	2. State allow as a right housing types like tiny houses and accessory housing (e.g. basement, attic apartments) that will provide more affordable homes to singles and small families.- give a reduction in property tax to owners who make these homes affordable to lower income residents.
	3. Update and expand housing studies, fair share housing plans, and appropriate master plan elements to determine needs for low-, moderate-, middle-, and other income housing and housing types.
	4. Where they do not exist Counties should establish a County Homeless Trust Fund to fund programs to end homelessness.
	5. Target State Affordable Housing Trust Funds for housing production and preservation.
	6. Increase the percent of realty transfer fees dedicated to the State Affordable Housing Trust Fund.
	7. Target HOME dollars and municipal and state housing trust funds toward low income and special needs populations
	8. Amend the Abbott [SFRA] educational funding formula to provide financial aid to suburban school districts with new inclusionary affordable housing development.
	9. Require employers getting tax credits under Economic Redevelopment and Growth Grant Program or Grow NJ to establish employer-assisted affordable housing opportunities based on the size of the grant.
4. Increase efficiencies.
	1. Governor appoints a housing commission to recommend how all state housing programs work together to be more effective.
	2. State authorizes a new Department of Housing (DOH) to serve as the lead agency for all state housing initiatives.
	3. Work with nonprofits and redevelopment agencies to create land trusts as a way to keep housing permanently affordable.
	4. Identify and establish funding streams for ongoing maintenance of land trusts
	5. Fund the State Rental Assistance Program (SRAP) through a new dedicated fund or appropriation.