

## POLICY BULLETIN

# How Other States Are Creating Housing Choices



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### Flooded Home Clean-Up Guide

[Creating a Healthy Home: A Field Guide for Clean-up of Flooded Homes](#) is available to help homeowners and contractors safely clean up homes damaged in the recent floods caused by Hurricane Irene. This do-it-yourself booklet provides easy, step-by-step instructions on how to handle mold removal in flooded homes before starting to rebuild or renovate. Agencies working directly with individuals impacted by the floods can also order a shipment of printed booklets to distribute to those needing assistance. Please call the National Center for Healthy Housing (NCHH) at 877.312.3046 for more information.

### Housing Coalitions Making a Difference

As New Jersey's lawmakers are getting ready to return to Trenton, it's a good time to take a look at what our sister organizations in other states are doing to address the need for more affordable homes.

**Delaware:** Advocates, including the Delaware Housing Coalition (DHC), are celebrating the success of their work to secure funding for key housing programs in the FY12 state budget. These wins include:

- Funds for foreclosure and housing counseling - \$615,600 in general funds being appropriated for these activities.
- State Rental Assistance Program (SRAP) - \$1.5 million to continue to house people in the current program,
- Approval of \$10 million in one-time special funds to leverage other funding sources, such as Low Income Housing Tax Credits and tax-exempt bonds. As a result the HDF will provide almost \$20 million to address affordable housing needs in the state. The money comes from a Bond Bill to be used for infrastructure and other projects that would promote job creation.

**New Hampshire:** Housing Action New Hampshire successfully defended the state's Workforce Housing Law from H.B. 368, a bill that would make compliance with the law optional. Advocates have successfully defended the law from repeated challenges since it was enacted in 2008. While celebrating their victory this session, advocates anticipate the law will be challenged again in the 2012 legislative session.

The Workforce Housing Law codified a 1991 state Supreme Court decision requiring every city and town to provide "reasonable and realistic opportunities" for development of workforce housing, with a particular emphasis on the development of rental and multi-family housing. Advocates say the law has created greater opportunity for the construction and rehabilitation of homes for ownership for households with income up to 100% of the area median income (AMI), and rental housing for people up to 60% of AMI. Communities have responded in a variety of ways, such as changing local regulations to allow for development of multi-family housing where it was previously restricted or adopting inclusionary zoning regulations like density bonuses in exchange for long-term affordability covenants.

**New York:** Governor Andrew M. Cuomo signed into law on July 29, 2011 legislation allowing for the creation of land banks in New York State.

Land banks, entities that take control of problem properties and then redevelop or dispose of them in a manner consistent with the public's interest, are a proven strategic tool for cities and counties where the number of vacant properties outpaces the private market's ability to deal with them. The New York legislation, sponsored by Senator David Valesky (D-Oneida) and former Assemblyman Sam Hoyt (D-Buffalo, Grand Island), allows cities and counties across the state the ability to develop land banks, which would be tasked with converting vacant, abandoned or tax-delinquent properties into productive use.

Similar legislation is up for consideration in Pennsylvania and

Tennessee, while Georgia legislators are debating an update of a land banking law already on the books there. The Network is currently working on getting legislation introduced that would permit land banks in New Jersey.

We will keep you posted on the Network's efforts to bring land banks to NJ in the coming weeks. Please continue to follow us on [Facebook](#) and [Twitter](#) for all the latest.

**Housing & Community Development Network of NJ**

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