



HCDNNJ HouseNJ Legislative Update

February 2023

Streamlining Affordable Housing and Assistance Applications

- [S858/A2760](#) (Singleton/Reynolds-Jackson/Wimberly/McKnight)
- This directs the New Jersey Housing and Mortgage Finance Agency to create a single, common application that would be available on the New Jersey Housing Resource Center website.
- ***Passed Senate Community and Urban Development Committee. Passed Assembly Housing Committee. Next up: Assembly Appropriations***

Promoting community-based wealth

- [A793/S1427](#) (Timberlake/Tucker/Reynolds-Jackson/Gill)
- Creates a Community Wealth Preservation Program that would expand access for certain buyers to purchase homes from sheriff's sales.
- ***Passed both Houses; conditionally vetoed by Gov. Murphy. Working with sponsorship on next steps.***

Eliminating the credit score standard for recipients of state and federal housing subsidies,

- [S934/A669](#) (Turner/Verrelli/Reynolds-Jackson)
- Prohibits landlords from considering credit scores when evaluating a prospective tenant.
- ***Next up: Hearings in Assembly Housing and Senate Community and Urban Development.***

Establishing Guardrails Against Discriminatory Appraisals of Residential Property Origin

- [S777/A1519](#) (Singleton/Pou/McKnight/Wimberly/Timberlake)
- Penalizes holders of appraisal licenses or certifications, or appraisal management company registrations if they have knowingly engaged in a discriminatory appraisal of a residential property.
- ***Passed Assembly Regulated Professions and Senate Community and Urban Affairs Committees. Next up: Assembly Housing***

Expands Property Owner LLC Liability and Transparency

- [S523/A3856](#) (Ruiz/Turner/Reynolds-Jackson/Wimberly/Timberlake)
- Allows courts to hold LLC managers, directors, and more, for housing, building, and health code.
- ***Passed Senate Community and Urban Affairs Committee; Next up: Assembly Housing Committee***

Statewide Code Red Requirements

- [S2429/A3540](#) (Codey/Lopez/Jimenez/McKnight)
- Creates Code Red requirements for counties based on the state's existing Code Blue requirements.
- ***Awaits hearings in Assembly Human Services Committee and in the Senate Health, Human Services and Senior Citizens Committee***