



HCDNNJ HouseNJ Legislative Update

December 2022

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. Next Up: Assembly Housing Committee.**

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 (Jimenez chairs) and in the Senate Health, Human Services and Senior Citizens Committee (Vitale chairs)**

Interagency Council on Homelessness

- [A4105](#) (Lopez/Jimenez/Quijano)
- Bill would create an advisory body within DCA's Office of Homelessness Prevention to make homelessness recommendations.
- ***Passed Assembly Housing and Assembly Human Services. No Senate counterpart yet.***

HouseNJ Through Increased Federal Funding

- [AJR149/SJR70](#) (Lopez/Timberlake/McKnight/Pou/Gopal)
- Expand rental assistance to additional extremely low-income households, including those experiencing and at risk of homelessness;
- Increase the National Housing Trust Fund to build affordable, safe homes for households with the greatest needs.
- Repair and preserve public housing, which is home to 2.5 million residents across the country.
- ***Passed both the Assembly and Senate***