February 2017

Dear Mayor,

The Housing Alliance is reaching out to your municipality to offer our assistance in meeting your affordable housing needs.

By now, you have heard the news regarding New Jersey Supreme Court’s ruling on the “gap years.” The word from the court is that towns will need to include that murky period in their calculations and court settlements as they map their way forward.

Whether your town had already factored in the “gap years” or whether you were pinning your hopes on a different court ruling, the good news is that there are local, award-winning nonprofit developers with proven records of accomplishment ready and willing to help you meet your affordable housing needs.

Some towns are planning to argue their case in court. Others are settling out of court with Fair Share Housing. In either scenario, once the affordable housing obligation is established, towns have 45-60 days to work on a development proposal, outlining a plan to create the required number of affordable units. Either way, it makes sense for towns to start planning now.

From a historical perspective, most New Jersey municipalities that built affordable housing in the past did it with 100% municipally sponsored projects and 57% of the affordable housing built was done through municipally sponsored projects. (See the attached brochure)

The nonprofit affordable housing developers from the Housing Alliance of Morris County have developed rental, for-sale and mixed-use housing for many municipalities in and around the greater Morris County area. Our mission is to build affordable homes and we stand ready to collaborate in creative ways with your town to explore the scenarios that best meet your need.

Please review the attached list of Housing Alliance members and feel free to contact any of them for further information.

Sincerely,

Russ Hall,
Chair

**Attachments:** List of Housing Alliance Member Developers
HCDNNJ Booklet