

## **Affordable Housing Discussion**

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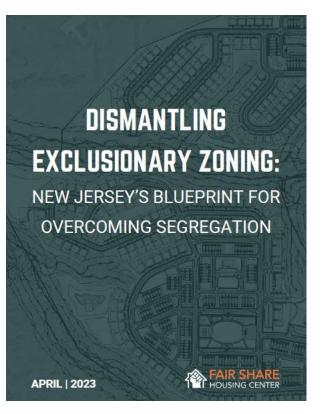


#### •History – The Great Migration and Segregation

- •The Supreme Court and Zoning Laws
- The Mount Laurel Doctrine 1970
- 1985 the Fair Housing Act
- Regional Contribution Agreements



- Obligations Calculated Every 10 years rounds
- Council on Affordable Housing (COAH)
- 2010 COAH Disbanded







# About 75% of residential land in major US cities is zoned exclusively for single-family housing.

# Exclusionary zoning has significant implications for who has access to opportunity



## A new beginning: Mount Laurel IV (2015)

The Supreme Court unanimously ruled:

- to transition enforcement of the Mount Laurel Doctrine back to the judicial system
- 2. towns **must work with FSHC** and other interested parties to meet their affordable housing obligations



### The result: Thousands of new affordable homes statewide

Since 2015...

## 21,891 new deed-restricted affordable units

## 81%

of all multi-family developments are *Mount Laurel-*



The current process significantly increased affordable home production

1980-2014	Post-Mount Laurel IV (2015- 2022)
49,959 units total	21,891 units total
1,469 units/year	2,736 units/year



## Increasing racial and economic diversity

## Since 2015...

### 57% of *Mount Laurel*associated units were in higher-income municipalities\*

# 29%

of *Mount Laurel*-associated units were in municipalities that were 79%+ White\*\*

\*  $\geq$  \$101,152, the median of median household incomes across participating municipalities

\*\* 79% is the median of White shares of residents across participating municipalities





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- Officially Disbands COAH, Reaffirms outlawing RCAs
- Streamlines Affordable Housing Process
- Reduces Municipal Spending on Administration
- Codifies the Methodology of Calculating Fair Share Obligations
- Increases Transparency
- Increases Deed Restrictions
- Incentivizes and Targets the Bonus Structure