

# ASSEMBLY, No. 5087

## STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED JANUARY 23, 2023

**Sponsored by:**

**Assemblyman REGINALD W. ATKINS**

**District 20 (Union)**

**Assemblyman BENJIE E. WIMBERLY**

**District 35 (Bergen and Passaic)**

**Assemblywoman ANGELICA M. JIMENEZ**

**District 32 (Bergen and Hudson)**

**Co-Sponsored by:**

**Assemblywoman McKnight**

**SYNOPSIS**

Directs HMFA to establish “Hotels for Housing” grant program.

**CURRENT VERSION OF TEXT**

As introduced.



(Sponsorship Updated As Of: 1/26/2023)

1 AN ACT directing HMFA to establish a “Hotels for Housing” grant  
2 program and supplementing P.L.1983, c.530 (C.55:14K-1 et  
3 seq.).

4  
5 **BE IT ENACTED** *by the Senate and General Assembly of the State*  
6 *of New Jersey:*

7  
8 1. a. The Director of the New Jersey Housing and Mortgage  
9 Finance Agency, in consultation with the Commissioner of  
10 Community Affairs, shall establish a “Hotels for Housing” grant  
11 program within the agency for the purpose of providing grants to  
12 eligible hotels that provide rooms and breakfast services at no cost  
13 to individuals who are homeless or housing insecure. Grants shall  
14 be awarded, subject to the availability of funds appropriated for the  
15 program, based upon the submission of applications in accordance  
16 with a process and criteria developed by the agency.

17 b. In establishing and implementing the grant program pursuant  
18 to this section, the agency shall:

19 (1) require that applications include, at a minimum, the name  
20 and physical address of the eligible hotel, contact information for  
21 the applicant, and the number of rooms and beds expected to be  
22 reserved per night for the program;

23 (2) require the applicant to certify that, for a period of at least  
24 one year from approval to participate in the program, at least 10  
25 percent of the eligible hotel’s total rooms will be regularly available  
26 for the purposes of the program and that breakfast services or meal  
27 vouchers will be provided to the occupants of the rooms used for  
28 the purposes of the program;

29 (3) develop guidelines and procedures for the submission of  
30 grant applications, and criteria for the evaluation of grant  
31 applications;

32 (4) establish terms and conditions for the awarding of a grant  
33 pursuant to this section, and monitor recipients’ compliance with  
34 the terms and conditions;

35 (5) require the recipient of a grant to report to the agency  
36 information relating to its use of grant funds for the program;

37 (6) submit a report to the Governor and, pursuant to section 2 of  
38 P.L.1991, c.164 (C.52:14-19.1), the Legislature, during each year  
39 the grant program is in operation, on the effectiveness of the grant  
40 program in assisting individuals who are homeless or housing  
41 insecure.

42 c. The agency may, pursuant to the “Administrative Procedure  
43 Act,” P.L.1968, c.410 (C.52:14B-1 et seq.), adopt rules and  
44 regulations as are necessary to establish and implement the grant  
45 program.

46 d. The Commissioner of Community Affairs shall include with  
47 the annual budget request for the Department of Community Affairs

1 a request for funds sufficient to carry out the purposes and intent of  
2 the grant program established pursuant to this section.

3 e. For the purposes of this section:

4 “Applicant” means the owner or manager of an eligible hotel  
5 seeking to participate in the “Hotels for Housing” grant program.

6 “Eligible hotel” means a hotel, apartment hotel, motel, inn,  
7 tourist camp, tourist cabin, tourist home, club, or similar  
8 establishment where sleeping accommodations are supplied for pay  
9 to transient or permanent guests.

10 “Individual who is homeless or housing insecure” means a  
11 person or household who is homeless or experiences periods of  
12 homelessness as either of those terms is defined pursuant to the  
13 federal McKinney-Vento Homeless Assistance Act, (42 U.S.C.  
14 s.11301 et seq.), the Qualified Allocation Plan adopted by the New  
15 Jersey Housing and Mortgage Finance Agency, or any other State or  
16 federal program specifically designed to assist such persons or  
17 households; or a person or household eligible for, but not currently  
18 occupying very-low-income housing or low-income housing, as  
19 those terms are defined in section 4 of P.L.1985, c.222 (C.52:27D-  
20 304).

21

22 2. This act shall take effect immediately.

23

24

25

#### STATEMENT

26

27 The bill would direct the Director of the New Jersey Housing  
28 and Mortgage Finance Agency (“agency”), in consultation with the  
29 Commissioner of Community Affairs (“commissioner”), to  
30 establish a “Hotels for Housing” grant program within the agency  
31 for the purpose of providing grants to eligible hotels that provide  
32 rooms and breakfast services at no cost to individuals who are  
33 homeless or housing insecure.

34 The agency would be required to ensure that applications  
35 include, at a minimum, the name and physical address of the  
36 eligible hotel, contact information for the applicant, the number of  
37 rooms and beds expected to be reserved per night for the program,  
38 and that the applicant certify that, for a period of at least one year  
39 from approval to participate in the program, at least 10 percent of  
40 the eligible hotel’s total rooms will be regularly available for the  
41 purposes of the program and that breakfast services or meal  
42 vouchers will be provided to the occupants of the rooms used for  
43 the purposes of the program.

44 The agency would also be required to develop guidelines and  
45 procedures for the submission of grant applications, and criteria for  
46 the evaluation of grant applications; establish terms and conditions  
47 for the awarding of a grant and monitor recipients’ compliance with  
48 the terms and conditions; ensure that grant recipients report to the

**A5087 ATKINS, WIMBERLY**

4

1 agency information relating to its use of grant funds for the  
2 program; and submit a report to the Governor and the Legislature  
3 during each year the grant program is in operation, on the  
4 effectiveness of the grant program in assisting individuals who are  
5 homeless or housing insecure.

6 The commissioner would also be required to include with the  
7 annual budget request for the Department of Community Affairs a  
8 request for funds sufficient to carry out the purposes and intent of  
9 the grant program.