

**SENATE, No. 3761**

**STATE OF NEW JERSEY**  
**220th LEGISLATURE**

INTRODUCED MAY 8, 2023

**Sponsored by:**  
**Senator JOSEPH P. CRYAN**  
**District 20 (Union)**

**SYNOPSIS**

Authorizes two fair share affordable housing credits for housing reserved for veterans.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT authorizing two fair share obligation credits for housing  
2 reserved for veterans and supplementing P.L.1985, c.222  
3 (C.52:27D-301 et al.).  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
7

8 1. a. As used in this section:

9 "Alternative living arrangement" means a structure in which  
10 residents share kitchen and plumbing facilities, central heat, and  
11 common areas. Alternative living arrangements include, but are not  
12 limited to: Veterans Haven facilities; transitional facilities for the  
13 homeless, boarding homes regulated by the Department of  
14 Community Affairs; residential health care facilities regulated by  
15 the Department of Health; group homes for the developmentally  
16 disabled and mentally ill as licensed or regulated by the Department  
17 of Human Services; and congregate living arrangements.

18 "Residential unit" means a unit of real property designed for use  
19 as a residence in which a household lives in a distinct living space  
20 with a kitchen and bathroom, except that in an alternative living  
21 arrangement, each bed occupied, or intended for occupancy, by a  
22 moderate-, low-, or very low-income veteran shall also represent a  
23 distinct residential unit.

24 "Veteran" means any resident of the State now or hereafter who  
25 has been discharged honorably or under general honorable  
26 conditions in any branch of the Armed Forces of the United States,  
27 or a Reserve component thereof, or the National Guard of this State  
28 or another state as defined in section 1 of P.L.1963, c.109  
29 (C.38A:1-1), or any honorably discharged member of the American  
30 Merchant Marine who served during World War II and is declared  
31 by the United States Department of Defense to be eligible for  
32 federal veterans' benefits.

33 b. A municipality shall receive one affordable housing credit  
34 and one bonus credit for each residential unit that is occupied, or  
35 restricted for occupancy by a moderate-, low-, or very low-income  
36 household that includes at least one veteran in accordance with the  
37 Uniform Housing Affordability Controls promulgated by the New  
38 Jersey Housing and Mortgage Finance Agency.  
39

40 2. This act shall take effect immediately.  
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#### 43 STATEMENT 44

45 This bill would authorize two fair share affordable housing  
46 credits for each residential unit that is reserved or restricted for  
47 occupancy for moderate-, low-, or very low-income households that  
48 include at least one veteran, as defined in the bill, to be applied

1 against the fair share affordable housing obligation of a  
2 municipality.

3 The bill defines a "residential unit" as a unit of real property  
4 designed for use as a residence in which a household lives in a  
5 distinct living space with a kitchen and bathroom, except that in an  
6 alternative living arrangement, each bed occupied, or intended for  
7 occupancy, by a moderate-, low-, or very low-income veteran is to  
8 represent a distinct residential unit. Alternative living  
9 arrangements, under the bill, would include, but would not be  
10 limited to: Veterans Haven facilities; transitional facilities for the  
11 homeless, boarding homes; residential health care facilities; group  
12 homes for the developmentally disabled and mentally; and  
13 congregate living arrangements.