

ASSEMBLY, No. 586

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman STERLEY S. STANLEY

District 18 (Middlesex)

Assemblyman REGINALD W. ATKINS

District 20 (Union)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Assemblymen Wimberly and Venezia

SYNOPSIS

Requires expanded use of affordable housing voucher program funding for homeownership expense assistance.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 2/12/2024)

1 AN ACT concerning use of affordable housing vouchers for
2 homeownership expenses, amending P.L.2004, c.140, and
3 supplementing P.L.1992, c.79 (C.40A:12A-1 et seq.).
4

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

8 1. Section 1 of P.L.2004, c.140 (C.52:27D-287.1) is amended
9 to read as follows:

10 1. The Commissioner of Community Affairs shall establish a
11 rental assistance program for low income individuals or households.
12 This program shall be in addition to and supplement any existing
13 programs established pursuant to the "Prevention of Homelessness
14 Act (1984)," P.L.1984, c.180 (C.52:27D-280 et al.).

15 a. The program shall provide rental assistance grants
16 comparable to the federal section 8 program, but shall be available
17 only to State residents who are not currently holders of federal
18 section 8 vouchers.

19 b. Assistance to an individual or household under the State
20 program shall be terminated upon the award of federal section 8
21 rental assistance to the same individual or household.

22 c. The program shall reserve a portion of the grants for
23 assistance to senior citizens aged 62 or older who otherwise meet
24 the criteria of subsection a. of this section.

25 d. The program shall reserve a portion of the grants for
26 assistance to veterans who have successfully completed the
27 Veterans Transitional Housing Program, or "Veterans Haven," a
28 vocational and transitional housing program for homeless veterans
29 administered by the New Jersey Department of Military and
30 Veterans' Affairs.

31 e. The program shall reserve a portion of the funds available to
32 it for tenant-based vouchers to veterans, other than those veterans
33 eligible for assistance pursuant to subsection d. of this section.

34 f. The program shall reserve a portion of the funds available to it
35 to establish and administer a program comparable to the federal
36 section 8 Housing Choice Voucher Homeownership Program,
37 authorized pursuant to Subpart M of Part 982 of Title 24 of the
38 Code of Federal Regulations, to enable a household to use a
39 program voucher to buy a home and receive monthly assistance in
40 meeting homeownership expenses.

41 (cf: P.L.2017, c.29, s.1)
42

43 2. (New section) A housing authority created or continued
44 pursuant to the "Local Redevelopment and Housing Law,"
45 P.L.1992, c.79 (C.40A:12A-1 et seq.), that administers funding
46 through the federal section 8 Housing Choice Voucher Program,

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 shall use a portion of the funds available to it to implement the
2 Housing Choice Voucher Homeownership Program, established
3 pursuant to Subpart M of Part 982 of Title 24 of the Code of
4 Federal Regulations, to enable a household to use a program
5 voucher to buy a home and receive monthly assistance in meeting
6 homeownership expenses.

7
8 3. On or before the first day of the sixth month next following
9 enactment of P.L. , c. (C.) (pending before the Legislature
10 as this bill), the Commissioner of Community Affairs shall,
11 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
12 (C.52:14B-1 et seq.), adopt rules and regulations to implement
13 P.L. , c. (C.) (pending before the Legislature as this bill).

14
15 4. This act shall take effect on the first day of the sixth month
16 next following enactment, but the commissioner may take
17 anticipatory action necessary to effectuate the purposes of the act
18 prior to that date.

19
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21 STATEMENT

22
23 This bill would require expanded use of affordable housing
24 voucher program funding for the purpose of homeownership
25 expense assistance.

26 The bill would require the Department of Community Affairs
27 (DCA) to reserve a portion of the funding provided for the State
28 Rental Assistance Program (SRAP) to establish and administer a
29 program comparable to the federal section 8 Housing Choice
30 Voucher Homeownership Program. The federal section 8 Housing
31 Choice Voucher Homeownership Program allows program
32 participants, who would otherwise apply a voucher towards rent
33 payments, to instead apply the voucher towards principal and
34 interest on mortgage debt, insurance, taxes, utilities and other
35 homeownership expenses.

36 The bill would require local housing authorities in the State that
37 administer funding through the federal section 8 Housing Choice
38 Voucher Program to also implement the Housing Choice Voucher
39 Homeownership Program. Currently, local housing authorities are
40 permitted, but not required, to implement this program.

41 The bill would take effect on the first day of the sixth month
42 following enactment in order to provide DCA and housing
43 authorities time to prepare to implement the bill's requirements.