

ASSEMBLY, No. 5703

STATE OF NEW JERSEY 222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

SYNOPSIS

Revises training requirements for local housing authority officials.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning training requirements for housing authority
2 officials and amending P.L.1992, c.79.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 45 of P.L.1992, c.79 (C.40A:12A-45) is amended to
8 read as follows:

9 45. The Commissioner of Community Affairs shall prescribe
10 and enforce standards for the curriculum and administration of a
11 course of study as **[he]** the commissioner deems appropriate, the
12 object of which shall be to assist members and executive directors
13 of local housing authorities and municipal redevelopment agencies
14 to acquire the knowledge and skills necessary to oversee and
15 administer the operations of **[such]** the authorities or agencies in
16 accordance with current law and in the best interests of the citizens
17 served by **[such]** those authorities. The commissioner shall adopt
18 the standards by administrative rule, pursuant to the provisions of
19 the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et
20 seq.).

21 The course shall consist of instruction in the principles of
22 housing and redevelopment, which may include, but not be limited
23 to, construction management and code compliance, financial
24 management and public administration, and **[such]** any other topics
25 as the commissioner may deem appropriate. The commissioner
26 shall, to the greatest extent possible, cooperate with organizations
27 of housing authority representatives and redevelopment agency
28 representatives, and shall consult with Rutgers, The State
29 University, and other educational institutions in establishing the
30 standards for the curriculum and administration of the course of
31 study, as provided above. The course shall also include information
32 concerning strategies for drug elimination and crime prevention and
33 control and the use of drug elimination funds.

34 The commissioner, in consultation with Rutgers, The State
35 University, or other educational institutions, shall be required to
36 ensure that the required courses for members and executive
37 directors of housing authorities be offered at night, over weekends,
38 and in the summer months in addition to offering the required
39 courses on weekdays.

40 The commissioner, in consultation with Rutgers, The State
41 University, and other educational institutions, shall update the
42 course material no less frequently than every three years.

43 (cf: P.L.2003, c.79, s.2)

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 2. Section 46 of P.L.1992, c.79 (C.40A:12A-46) is amended to
2 read as follows:

3 46. a. Any person serving as a member of a housing authority or
4 a redevelopment agency on or after the effective date of the rules
5 adopted pursuant to section 45 of P.L.1992, c.79 (C.40A:12A-45)
6 shall satisfactorily complete the course of study prescribed by the
7 commissioner within **【eighteen】 18** months following the date of
8 appointment or July 1, 1997, whichever is later, or shall be deemed
9 to have resigned his position effective at the end of that period of
10 time.

11 Notwithstanding the provisions of this section, a person serving
12 as a member of a housing authority or redevelopment agency on the
13 effective date of the rules adopted pursuant to section 45 of
14 P.L.1992, c.79 may continue to serve to the end of **【his】 the**
15 appointed term even if the remaining period in that term exceeds
16 **【eighteen】 18** months and the member does not satisfactorily
17 complete the prescribed course of study within that time. However,
18 **【such a】 the** member shall not be eligible for reappointment to
19 membership on the housing authority or redevelopment agency until
20 a period of five years has elapsed following the completion of the
21 member's term.

22 b. Any person serving as the executive director of a housing
23 authority or redevelopment agency on or after the effective date of
24 the rules adopted pursuant to section 45 of P.L.1992, c.79
25 (C.40A:12A-45) shall satisfactorily complete the course of study
26 prescribed by the commissioner within two years after the effective
27 date of the rules or the effective date of his appointment, whichever
28 is later, or shall be deemed to have resigned his position effective at
29 the end of that period of time.

30 c. Notwithstanding any provision of law, rule, regulation, or this
31 section to the contrary, any person deemed to have resigned his
32 position pursuant to subsection a. or b. of this section and who has
33 been replaced by another appointee shall have no claim to the
34 appointment.

35 d. A member or executive director of a housing authority shall
36 be required to complete a certain number of hours of courses, as
37 required pursuant to section 45 of P.L.1992, c.79 (C.40A:12A-45),
38 based on the size of the housing authority where the member or
39 executive director serves as an official, as follows:

40 (1) a member or executive director of a housing authority
41 responsible for the management or development of no more than
42 300 housing units shall be required to complete no more than 10
43 hours of course material annually;

44 (2) a member or executive director of a housing authority
45 responsible for the management or development of 301 to 900
46 housing units shall be required to complete no more than 20 hours
47 of course material annually; and

1 The bill caps the number of hours required for training for a
2 member and executive director based on the size of the housing
3 authority or municipal redevelopment agency. The bill requires: (1)
4 no more than 10 hours of course material annually if a housing
5 authority is responsible for the management or development of up
6 to 300 housing units; (2) no more than 20 hours annually if a
7 housing authority is responsible for the management or
8 development of 301 to 900 housing units; and (3) no less than 20
9 hours if the housing authority is responsible for 901 or more
10 housing units.

11 The bill permits a member or executive director of a housing
12 authority to seek a waiver of the training requirements upon an
13 application in writing to the Department of Community Affairs
14 (department). The bill requires the department to issue a response
15 to the waiver within 90 days of receipt of a waiver application. If
16 the department fails to respond to the waiver within 90 days, the
17 waiver becomes automatically approved.

18 The bill also requires the Commissioner of Community Affairs to
19 adopt rules and regulations to implement the provisions of the bill.