



Statement to Senate Opposing S1

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Dear senator,

New Jersey Future was an early supporter of S1's potential to eliminate COAH and positively improve the state's affordable housing system. The goal of reforming the state's affordable housing system into a less bureaucratic, simpler and more fair system is a good one, and one that we firmly stand behind.

As S1 rapidly evolved, New Jersey Future identified the positive elements and specific areas that needed to be addressed more thoughtfully. We met with Sen. Lesniak, and were told that there were changes coming in a new version that would address most of these issues. S1 passed out of committee without many organizations, including ours, even having seen it. S1 is now headed to the floor of the Senate.

Virtually none of the important areas that needed addressing in S1 have been dealt with. The proposed bill creates incentives to sprawl; has the potential to produce no affordable housing, especially near jobs and transit; and will allow any affordable housing that may get built to be concentrated in low income communities.

New Jersey Future is no longer able to support this bill and we urge you to take a closer look before casting your vote next week. It is important that we get affordable housing right in New Jersey. Let's not rush through a bad bill that will only have to be redone by the Assembly or governor.

For those more interested in this topic, we are attaching our testimony on the [first](#) and [second](#) versions of S1, and [our memo to the Housing Opportunity Task Force](#) that highlights specific recommendations. Please feel free to be in touch if you have any questions.