



**Testimony on S2505, the Smart Housing Incentives Act  
Senate Community and Urban Affairs Committee**

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137 West Hanover Street  
Trenton, NJ 08618  
(609) 393-0008 *Tel.*  
(609) 393-1189 *Fax*  
[www.njfuture.org](http://www.njfuture.org)

**Contact:** [Chris Sturm](#), Senior Director of State Policy, 609-393-0008 ext. 114

I am Chris Sturm from New Jersey Future, the nonprofit smart growth research and advocacy organization.

I want to thank and acknowledge the members of this committee for their leadership on S2505, the Smart Housing Incentives Act: Senator Dana Redd, the prime sponsor; Senator Van Drew the prime co-sponsor, and Senator Rice, also a cosponsor and committee chair. New Jersey needs the Smart Housing Incentive Act today more than ever -- to promote economic growth by creating more homes that are affordable to people with a range of incomes in locations that are good for the economy and for the environment.

The bill was developed with input from a broad array of organizations including housing advocates, local governments, business, developers, environmentalists and planners and enjoys broad support and bipartisan sponsorship. It is permissive. It creates a voluntary program for municipalities that gives them resources to plan and zone for homes in energy efficient, easily accessible and economically diverse neighborhoods.

It is modeled after popular programs in Massachusetts and Connecticut, but adjusted for New Jersey. It is revenue neutral, using a small amount of funding from existing government programs along with density bonus payments from private developers.

The program helps communities plan for housing that minimizes environmental impacts and is in fact the opposite of sprawl: traditional compact neighborhoods located near infrastructure and transportation choices, where homes are designed to be energy efficient, where fewer greenhouse gases are emitted from transportation and heating and cooling and where land is used wisely.

This bill will not change our state overnight, but it will produce models of sustainable neighborhoods that are good for our economy, our residents and our environment. New Jersey Future thanks you for supporting the bill this far and urges you to vote yes today.