

Sept. 6, 2024

Great Neighborhoods for All/NJ - Affordable, Healthy, Connected

Why: *Everyone in New Jersey deserves an affordable place to live – in a safe, vibrant community.*

- Where schools, groceries, and jobs are conveniently within reach, with less driving
- With peace of mind from knowing rising costs or climate change won't force a move
- With parks, plazas, and green spaces easily accessible and free of pollution and extreme heat
- Where schools, neighborhoods, and activities are high-quality, safe, and inclusive

Unfortunately, the reality is that New Jersey's growing housing crisis threatens our state and its residents. Too many people cannot find an affordable, stable home in a neighborhood that meets their needs, and their numbers are growing.

The Great Neighborhoods for All initiative is a diverse group tackling the problem by:

What: *Drafting recommendations for four separate but related initiatives*

- Build a statewide movement of local campaigns that grow support for inclusive, well-planned housing in great neighborhoods
- Empower local governments to plan and implement new housing with neighborhood amenities
- Reduce the accelerating displacement of residents through state and local programs
- Change state policy through new laws, spending, and programs

When: *Seeking solutions that can be adopted quickly, by December 2026*

From local governments, the Legislature, the Murphy Administration, and the new governor (first year)

How: *Engaging diverse groups of people with varied perspectives*

- This initiative centers on the needs of those who struggle to find a safe, affordable place to live.
- A 12-member Steering Committee guides the effort; it first met in November 2023 and identified guiding principles, solution areas, and messaging approaches.
- The Steering Committee and a large group of advisors met in February 2024 to share personal priorities, discuss solutions, and provide additional advice on the scope and process. Small working groups met throughout Summer 2024 to craft solutions.
- [New Jersey Future](#) is the organizing partner. [SPIA in NJ](#) at the Princeton University School of Public and International Affairs is the hosting partner. Both are represented on the Steering Committee.

How it's different:

- This initiative complements the work of groups that advocate for and produce affordable housing, such as Fair Share Housing Center and the Housing and Community Development Network of NJ, by advancing reforms and conducting outreach to ensure affordable homes are located in good locations and livable neighborhoods.

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- To keep our focus sharp, we don't address issue areas such as transit service and social programs, as well as affordability approaches such as public housing and land trusts; important as these are, they are tangential to where and how housing gets produced.

Great Neighborhoods for All Steering Committee

Steering Committee members guide the focus and approach of the initiative.

Baye Adofo-Wilson, Esq., AICP, Real Estate Developer, Lawyer & Urban Planner, BAW Development, LLC

Edward Bethea, Executive Vice President, Gateway Community Action Partnership and City of Bridgeton Council President

Michele S. Delisfort, PP/AICP, Principal at Nishuane Group, LLC and Committeewoman, Union Township

John J. Farmer, Jr., University Professor and Director of the Miller Center on Policing and Community Resilience, Rutgers, the State University of New Jersey

Peter Kasabach, Executive Director, New Jersey Future

Sofia Rosa Lopez (She/Her), Digital Strategist Latino Action Network Foundation

Anastasia Mann, Lecturer and Founding Director, SPIA in NJ at Princeton University

Elizabeth McManus, Principal, Kyle + McManus Associates

Matthew Mleczko, PhD , Post-Doctoral Associate at Rutgers University

Katherine Payne, AICP, Managing Director of Operations & Senior Planner, Fair Share Housing Center

Peter Rosario, President and Chief Executive Officer of La Casa de Don Pedro

Chris Sturm (She/Her, Policy Director, Land Use, New Jersey Future