



2026 Action Agenda

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

The Great Homes and Neighborhoods for All initiative is tackling the state's housing and neighborhood challenges, restrictive land use and zoning, and the resulting racial, socioeconomic, and health inequities through state policy advocacy, local planning support, and local campaign capacity-building.

For 2026, Great Homes and Neighborhoods for All has identified the following legislative priorities under its guiding principles:

Housing Production

- Protect full funding for New Jersey's Affordable Housing Trust Fund.

Tenant Protections

- Expand "right to counsel" programs to **support residents at risk of eviction** and protect them against displacement. ([A3279](#) and [S2090](#))
- Require landlords to **distribute certain eviction prevention information and resources to tenants**. ([A1078/S1842](#))

Zoning Reforms

- Authorize the **development of Accessory Dwelling Units (ADUs)** to offer housing solutions for aging family members, an adult child with a disability, young adults just beginning their careers, and others searching for smaller, affordable homes. ([A3567/S1786](#))
- Facilitate the **redevelopment of vacant and underutilized commercial spaces into housing** to increase the availability of homes near jobs and revitalize blighted properties. ([A3535/S1766](#))
- **Offer parking flexibility for the number of spaces** required for residential developments near transit to lower costs, allow for more homes, and preserve green space. ([A1522/S3718](#))
- **Invest in the Transit Village Program** to incentivize transit-oriented development and create vibrant, walkable transit neighborhoods. ([A945/S1810](#))

Local Planning & Government Efficiency

- **Improve the approval processes for development projects** by distinguishing between the preliminary and final approval requirements, reducing requirements at the preliminary stage, and allowing developers to secure basic approvals earlier in the development process. ([A3546](#))
- **Support local planning and streamline reviews** by clarifying timeframes and providing model applications and checklists to municipalities. ([S682](#))
- **Engage local governments, developers, and advocates** to identify additional ways to streamline review processes.