

GREAT HOMES AND NEIGHBORHOODS FOR ALL

Live Where You Love



2025 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, inadequate systems for land use and zoning, and the resulting racial, socioeconomic, and health inequities through state policy advocacy, local planning support, and local campaign capacity-building.

In 2025, Great Homes and Neighborhoods for All is prioritizing the following activities under each of its guiding principles:

Housing Production - ensuring an ample supply of low-cost, quality places to live through the production of new homes and the preservation and upgrading of existing homes by:

- Advocating for municipal inclusionary zoning ordinances that require certain new developments to set aside a certain percentage of units as affordable.
- Protecting full funding for the New Jersey's Affordable Housing Trust Fund.

Tenant Protections - protecting residents from displacement due to growing hazards, rising costs, or related factors by:

- Ensuring tenants' right to counsel.
- Requiring eviction notices to include a list of tenants' rights and services.

Zoning Reforms - allowing for compact, mixed-income homes in climate-safe, green, walkable areas through state-level policy changes:

- Allowing for the development of Accessory Dwelling Units, by-right.
- Authorizing the mixed-use redevelopment of certain vacant and underutilized commercial properties into affordable housing.
- Reducing the amount of parking required at residential developments near transit.
- Enhancing Transit Village Program incentives for transit-oriented development.

Government Efficiency - making development processes fairer, faster, and more cost-effective by:

- Engaging local governments, developers, and advocates to identify ways to streamline local development review processes.

Local Land Use Planning - supporting local land use planning to meet public needs and reflect the public interest by:

- Advocating for state support for local land use planning through practical, up-to-date tools, guidance, training sessions, and grants.
- Ensuring board members are well-trained and well-informed on trends & practices.