

From: [Jim Burd](#)
To: [Fredon Clerk](#)
Subject: Fwd: New Jersey Affordable Housing Improvements
Date: Thursday, May 25, 2023 11:46:07 AM

Dear Mayor,
Please read this email and respond. I'm getting positive responses from the Mayors of NJ.
Thank you,
Jim Burd, Former Mayor at Hopewell Twp., Mercer County, NJ

----- Forwarded message -----

From: **Jim Burd** <jim.burd@gmail.com>
Date: Tue, Apr 18, 2023 at 2:40 PM
Subject: New Jersey Affordable Housing Improvements
To: <jflora@fredonnj.gov>

Mayor John Flora
Fredon Township, Sussex County
jflora@fredonnj.gov
(973) 383-7025

April 18, 2023

Dear Mayor Flora,

New Jersey Mayors have expressed their dissatisfaction with the process of providing **affordable housing** in their towns in many forums. Many criticize the method used by the NJ Supreme Court to handle the process that appears to have too close a relationship with building developers. For many, NJ has become a quite unaffordable place to live.

The present process of the law has drawbacks and it needs to be thoroughly reviewed with positive modifications to consider all residents in the state. The court should NOT be in deciding the number of affordable housing units for each municipality, nor should the Court be using the **Fair Share Housing Center** and its decision on how many affordable housing units each municipality should accept.

Municipalities themselves should be able to determine their **PROPER number of affordable housing units** and completely avoid the developers' market value units if reasonable. At least 50% of the homeowners property taxes go to public education. Developers pump an extremely large number of market value units into a community. As a result, public school taxes along with other community services continually increase property taxes and this can be avoided.

The NJ Legislators and the Governor continuously side step positive work on the NJ affordable housing law modifications. The majority of these NJ elected officials are either unaware of these problems, they do not want to get involved in this challenging issue, or they are getting campaign financing from construction industry related builders and professionals. Elected officials are supposed to represent the taxpayers of the state, NOT the developers and builders. **Zoning laws have been ignored** for affordable housing approvals because developers argue that these laws become an obstacle for them.

Mayor, there is a “round 4” determination of possible additional affordable housing units in 2025. I ask you to step forward and work with the Citizens Improving Affordable Housing (CIAH) requesting that the Legislators and Governor take positive steps to **improve the affordable housing law**. If these elected officials decide to avoid this issue, new officials with new ideas should be elected to take their place.

CIAH is working on this important issue, and we ask you to join us to make the affordable housing program a more responsive and fair process. Within three weeks please respond to CIAH at either: jim.burd@gmail.com OR Jim Burd 115 Nursery Road Titusville, NJ 08560. The more Mayors we have working on this issue, the greater the impact it will have on these modifications. I hope to hear from you very soon.

Attached are just a few issues that CIAH is working on, please review them.

[CIAH.Points.Presentation 9-18-2020](#)

Sincerely,



Jim Burd, President of CIAH and Former Mayor of Hopewell Township, Mercer County, NJ