



## MEMORANDUM

**To:** Members of the New Jersey Senate  
**From:** Nicholas Kikis, Vice President, Legislative & Regulatory Affairs  
**Date:** May 14, 2020  
**Re:** NJAA Testimony in Support of S-2346 (Sarlo/Sweeney/Singleton/Bucco)

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On behalf of the New Jersey Apartment Association (NJAA), and our members who provide housing to over 1 million New Jersey residents, we **support S-2346 (Sarlo/Sweeney/Singleton/Bucco)** which would extend certain state and local government construction approvals due to the COVID-19 emergency. NJAA encourages you to vote **“YES”** when it comes before you for a vote on Thursday, May 14, 2020.

By way of background, the Legislature enacted a Permit Extension Act in 2008 as an important economic development tool to help speed the state’s recovery from one of the worst economic crises the state had ever faced. The law was subsequently renewed when it became clear that the economic recovery was happening at a much slower pace than anticipated.

New Jersey, once again, finds itself in a time of economic uncertainty due to the COVID-19 pandemic and the impact that it is having on our economy. S-2346 will allow developments that have been approved, but not constructed, to quickly advance once restrictions begin to be lifted and conditions warrant. Allowing approvals to expire while construction activity was suspended, would not only be unfair to those who have spent millions of dollars to go through the approval process, but would slow the state’s ability to redevelop distressed areas, build needed housing, including affordable housing, and get construction workers back to work.

S-2346 is a pro-business, pro-affordable housing, pro-economic development, and pro-job creation initiative.

The Governor and the Legislature should be commended for their efforts during this unprecedented crisis and S-2346 is another necessary component of this effort. As such we encourage you to vote **“YES”** on S-2346 when it comes before you for a vote on Thursday, May 14, 2020. Should you have any questions or would like to discuss further, please do not hesitate to contact us.

*The New Jersey Apartment Association represents over 220,000 multifamily apartment units throughout the State of New Jersey. We are a statewide organization dedicated to maintaining, improving, and building both market-rate and affordable rental housing that serves over one million New Jersey residents.*