



Township of Monroe

County of Middlesex

STEPHEN DALINA
Mayor

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Jacquelyn A. Suarez, Commissioner
New Jersey Department of Community Affairs
Division of Housing and Community Resources
PO Box 800
Trenton, NJ 08625-0800

Re: Urgent Need to Reevaluate Affordable Housing Income Thresholds for New Jersey Veterans

Dear Commissioner Suarez,

I am writing today to respectfully urge you to reevaluate the current affordable housing income thresholds as they apply to veterans in the State of New Jersey. While well-intentioned, the existing framework inadvertently excludes many of the very individuals it aims to support – those who have bravely served our country and now seek stable, affordable housing.

In our recent efforts to fill units at Valor Pointe, a new affordable housing development in Monroe specifically designed with veterans in mind, we have encountered a disheartening reality: a significant number of veterans are unable to qualify for affordable housing due to income limits that fail to account for the nature of veteran-related benefits.

Despite a thorough outreach campaign involving veteran service organizations across New Jersey, we found that many applicants were rendered ineligible – not because of high earned income, but because of modest yet essential Veterans Affairs (VA) benefits that push them just above the qualifying thresholds. These benefits, including service-connected disability compensation and pensions, are a recognition of sacrifice, not a measure of financial security.

It is both ironic and unjust that the very support veterans receive for their service ends up disqualifying them from critical housing resources.

Therefore, I respectfully request that the New Jersey Department of Community Affairs consider adjustments to the income qualification regulations for veterans applying for affordable housing – either by excluding certain types of VA benefits from income calculations or by creating a more flexible tiered system that allows for reasonable exceptions specific to veterans.

On behalf of the many veterans who are being left behind by our current system, I urge you to take up this matter with the urgency and compassion it deserves. Let us ensure that New Jersey becomes a leader in honoring our veterans – not only in word, but in deed.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Dalina', with a stylized flourish at the end.

Stephen Dalina
Mayor