



NEW JERSEY SENATE

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Statement in Support of Sheriffs and Counties Suspending the Nonprofit Portion of the CWPP Until New Law Passes

The Community Wealth Preservation Program (CWPP) was established to protect communities from foreclosure and provide equitable access to affordable housing. However, the nonprofit provision of the program has been blatantly abused by organizations with no genuine interest in community development. The fraudulent organizations are manipulating the system, skirting affordable housing requirements and flipping properties for profit, ultimately working against the very purpose of the CWPP. Their formation and abuse are undercutting organizations such as Habitat for Humanity and other legitimate nonprofit affordable housing organizations.

Recognizing these abuses, sheriffs and counties across the state are taking action to preserve the integrity of the program and protect local communities. In support of their leadership, I too am advocating for the temporary suspension of the nonprofit portion of CWPP until the new revised law I have drafted, passes. This safeguard will help prevent further exploitation and ensure that only credible nonprofits benefit from the program moving forward.

The law is currently being rewritten and will soon move through the legislature to establish a stricter process managed by the Department of Community Affairs.

Under the current law, organizations that engage in these unethical practices will be held accountable. Those found to have misused the program—failing to create affordable housing or neglecting to collaborate with tenants and property owners to maintain occupancy—will face prosecution. Significant penalties, including fines of up to \$500,000 per property, will be strictly enforced.

By standing with our sheriffs and county officials in taking decisive action, we protect communities, uphold the integrity of the CWPP, stop criminals, and ensure the program continues to serve those who truly need it. Reform is coming, and this suspension is a vital step toward a stronger, more equitable system.

Sincerely,

A handwritten signature in black ink, appearing to read "Britnee N. Timberlake". The signature is fluid and cursive, with a large loop at the end.

Britnee N. Timberlake
Senator
34th Legislative District