
Housing Commission Recommendations for Master Plan Reexamination August 2026

From Dee Malloy [REDACTED]

Date Sat 8/29/2026 5:17 PM

To Keith Brodock [REDACTED]

Cc [REDACTED]

 5 attachments (2 MB)

(2024) Letter of Recommendations_Montclair Housing Commission (5).pdf; Development Recommendations from MHC, PWD, mGAP_5_2_23.pdf; December 13 2023-housing-commission-recommendations.pdf; M-Flexible Affordable US Lifestyle Report_Revied (1).pdf; MP Reexamintion process Township of Montclair YTD 2023 December 10 2023.pdf;

Housing Commission Updates to Chairman Brodock:

Council Members per OPMA consideration(s): I am sharing this information as well with the Council for informational purposes only. I am not seeking discussion or deliberation by email - therefore no response is requested.

Chair Brodock: Attached and below are a resubmission of the Montclair Housing Commission recommendations to the Master Plan Reexamination (MPR) and a few updated recommendations herein.

There is no need to recreate the prior recommendations since a majority remain to be pending.

Chair Brodock: Please share this information with the full Planning Board member roster. on bcc, remaining council members

Further discussion for supporting context is recommended and requested, between the Planning Board Members, any planning board sub-committee, and the Housing Commission members.

Generally the Housing Commission's Recommendations of December 13, 2023 still stand, although updates to certain recommended categories data should be reviewed, discussed and updated. *(Below is copied from an earlier email shared with staff and the housing commissioners).

*Which is; continue to collaborate supportively with the township planner, planning staff department and planning board, (and the Zoning Board as appropriated), and includes the Housing Commission December 13, 2023 Recommendations to support changes to RO and RO(a) and R1 *and other* like

zoning areas of which are housing commission long-term suggestions the Commission should support and can continue to review and add more specifics for.

*Recommended Updates to the December 13, 2023 Housing Commission Recommendations (to be discussed at the September 23, 2026 Housing Commission as an agenda item for updates and any agreed upon action):

- Review all recommendations of the December 13, 2023 report and request any substantive information from staff updates for each (make necessary revisions based upon current information as of September 2026), meaning refresh information or changes for each of the recommendations as relevant currently.

*As such, recommendations to the Planning Board are a resubmission of the 2023 Housing Commission recommendations along with a [new recommendation to update the below linked report, via the 2020 Census](#) and reconfirming certain updated statistical data and information for and regarding the [Master Plan Reexamination Report - Flexible, Affordable Urban/Suburban Lifestyles Subcommittee Report of May 16, 2023](#). utilizes 2010 Census data.

The recommended purpose for obtaining and utilizing the 2020 Census data is to have the most recent data. Most recent data would benefit everyone collaborating on these housing recommendations and issues, and likely to be useful in future funding opportunities.

Attachments:

Document 1: In 2024 the housing commission submitted a full report to Mayor Baskerville, with cc to township counselors and full planning board members. Inclusion Purpose - relevant to planning considerations for MPR improvements.

Document 2: Development Recommendations from the Housing Commission, People with Disabilities Committee, and Montclair Gateway to Aging in Place Committee. Inclusion Purpose - housing for people with specific needs is relevant to the reexamination.

Several items correspond with the housing commission's December 13, 2023 recommendations and can be useful points to prioritize now as they support the intent of the MPR improvements, and public comments this round of 2026 public listening sessions.

Document 3: December 13, 2023 HC Recommendations, information should be amended accordingly, if and as data points may have been amended. *(also linked above)*. And MP Reexamination process DRAFT Notes (Commissioner Scott)

Document 4: MPR - Flexible Affordable Urban/Suburban Lifestyles subcommittee report, should be updated with 2020 Census Data. *(also linked above)*.

Zoning reconsiderations - a top of list recommendation of the Housing Commission.

Below is the link to the Township's Master Plan Reexamination Report and affiliated sub reports and Ward Outcomes. The Housing Commission was not able to review the First Ward Community Report, as

the report for the August 5, 2026 Meeting was not posted. [Master Plan Reexamination Report Township of Montclair, NJ](#)

Please provide a copy of the Ward 1 August 5, 2026 Community Meeting Report and or post on the website. Thank you.

I hope we can move these recommendations from discussion to action. The Master Plan reexamination gives us an important opportunity to shape Montclair's future—let's make sure we come together as the brilliant team we are, and that we endeavor to use this opportunity.

Looking forward to next step discussions.

All The Best,
Deirdre Malloy, Housing Commission Chair
Montclair, New Jersey


December 11th, 2024

Dr. Renee Baskerville
Mayor, Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042

Dear Mayor Baskerville,

As members of the Montclair Housing Commission, we write to you, the Township Council, and members of the Planning Board to urge you to be housing champions and to make affordable housing a priority.

Affordable housing is one of the most important issues facing Montclair. Time and time again, we hear from friends and neighbors about long-standing Montclair residents being priced out of their neighborhoods; of older residents being unable to age in place or to downsize so that they can stay in the community that they raised their families in; and of young people leaving Montclair because of the high cost of living.

Consider these facts: we have one of the largest populations of unhoused individuals in Essex County.¹ 40% of our renters spend more than a third of their incomes just to keep a roof over their heads.² Per NJ DCA, 132 households live in units that need to be repaired (overcrowded or incomplete bathrooms or kitchens).³ Montclair lacks more than 1200 rental units for households who make less than \$50,000.⁴ These statistics exist in a community where the median sale price of a home is now about \$1 million.⁵ Montclair's population and demographics are evolving, with growing percentages of older residents (14%) and individuals with disabilities (5.2%),⁶ and increasing displacement of long-term, low-income residents.⁷

Our housing policy needs to evolve as well. The Montclair Housing Commission is charged with implementing the Township's Affordable Housing Strategy and monitoring the Township's efforts in this area. Since 2004, to fulfill its charge, the Township approved inclusionary zoning and accessory dwelling units (ADUs) ordinances and rent control. In 2011, it passed resolutions R-11-247 and R-11-235 which reaffirmed its commitment to preserve a population of broad diversity and provide affordable housing.

But there is more work to do. We have prepared the following recommendations for the Planning Board and the Township Council to build upon these measures. These recommendations are based on prior housing plans and studies conducted over the last 20 years. While they will make changes to the housing landscape in Montclair, they will allow the Township to retain the qualities and charm that drew us all here in the first place.

¹ Monarch Housing Associates. ["NJ Counts - Essex County, January 23, 2024."](#) October 2024.

² US Department of Housing and Urban Development. ["Comprehensive Housing Affordability Strategy \(CHAS\) Dataset."](#)

³ New Jersey Department of Community Affairs. ["2025 to 2035 Affordable Housing Calculations."](#) Accessed November 2024.

⁴ Based on a 2024 evaluation prepared by a studio at the Edward J. Bloustein School of Planning and Public Policy at Rutgers University.

⁵ Redfin. ["Montclair, NJ Housing Market."](#) Accessed November 2024.

⁶ U.S. Census Bureau. ["Quickfacts - Montclair Township."](#) Accessed December 2024.

⁷ Based on a 2024 evaluation prepared by a studio at the Edward J. Bloustein School of Planning and Public Policy at Rutgers University.

- **Accessory Dwelling Units (ADUs):** Expand size requirement of any one wall from 24' to 30', create more flexible set back rules and height limitations, prepare reference documents listing ADU design templates that meet the Township's building codes, and eliminate parking minimums. The Township of Montclair should also examine incentives for the production of deed-restricted affordable ADUs, either through low-cost loans or through assistance via NJ DCA.
- **Fourth Round Obligations:** Establish a thorough plan to rehabilitate the 132 units noted by NJ DCA that are part of Montclair's present need obligation. Determine housing stock to be rehabbed, a budget that supports full rehabilitation, and establish needed parties to engage for the rehabilitation of units.
 - The Township of Montclair should look beyond the obligation calculated by the state and increase its affordable housing stock in order to meet the community's need, such as an additional 1200 rental units for households who make less than \$50,000.⁸
 - The Township of Montclair should also be aware that its obligation from NJ DCA is predicated upon Montclair's status as an urban aid municipality. Given the litigious environment surrounding affordable housing in NJ, there is no guarantee that urban aid municipality status will remain over the long-term.
- **Habitability:** Consider adopting a rent escrow account program in which tenants living in homes with building code violations are given a rent reduction based on severity and number of violations. Tenants can then pay their reduced rent to landlords or put it into an escrow account managed by the Township until code violations are addressed.
- **HOME Corp:** Address deficient housing units managed by HOME Corp by collaborating with the organization and facilitating connections with other affordable housing providers. Review Township options for eminent domain and or other acquisition opportunities due to tax liens on deed-restricted units.
- **Housing First:** Develop a "Housing First" approach for Montclair's unhoused residents by prioritizing permanent housing with supportive services without preconditions or barriers.
- **Inclusionary Zoning:** Increase the percentage of affordable housing units required from 20% to 30%, and create a marketing window for Montclair residents, akin to Newark's.
- **Montclair Housing Commission:** The Commission currently has a significant number of vacancies. The Township Council should approve applications to the Commission so that the Commission is better able to serve the community.
- **Parking:** Reevaluate and reduce parking minimums, particularly around train stations, in line with other municipalities and states across the country.
- **Rent Control:** Make the list of units registered and eligible under the Rent Control Ordinance more easily accessible for the public. Review policies with Rent Control Board as to fines and enforcement and vacancy decontrol provisions.
- **Tenant/Community Opportunity to Purchase (TOPA):** Review successful TOPA examples across the country and develop policies that would provide tenants living in multifamily buildings or directors of community-based nonprofits with advance notice that the landlord is planning to sell their building, thus giving them an opportunity to collectively purchase the building.
- **Township-Owned Properties:** Develop affordable housing on the Township's Wildwood Avenue Property, on the 53-55 New Street Property, and on George Washington Field.
- **Universal Design:** Incorporate universal design concepts into each unit, ingress and egress areas, and areas of common space.

⁸ Based on a 2024 evaluation prepared by a studio at the Edward J. Bloustein School of Planning and Public Policy at Rutgers University.

- **Zoning:**

- **Missing Middle Housing:** ADUs are currently permitted in R-O, R-O(a), R-1, and R-2 zones.
 - Building on this, the Township should allow for townhouses, cottage courts, duplexes, triplexes, fourplexes, multiplexes (5-12 units) and the conversion of one-family to multi-family dwellings as principal uses in R-O, R-O(a), R-1, and R-2 zones.
 - Group homes (or community residences) for persons with developmental disabilities are permitted uses in all residential districts of a municipality pursuant to state statute (N.J.S.A. 40:55D-66.1). This statute also applies to community shelters for victims of domestic violence, community residences for persons with terminal illnesses, community residences for persons with head injuries, and adult family care homes for persons who are elderly and adults with physical disabilities. The Township should update §347-8.2 to reflect N.J.S.A. 40:55D-66.1.
- **Nonconforming Properties:** Permit infill development on nonconforming properties in residential zone districts if those properties become obsolete.
- **Overlay Zone:** Consider the creation of overlay zones specified percentages for low-to-moderate income housing.
- **Transit-Oriented Development:** Land that is currently zoned C2 (General Business & Light Industrial) around Walnut St. Station and currently zoned NC (Neighborhood Commercial) around Upper Montclair and Watchung Ave stations should be revised to more easily allow the conversion of housing and revise height limitations.
- **YIGBY (Yes in God's Backyard):** Address zoning for faith-based institutions and nonprofit organizations to encourage the development of affordable housing on their properties via loosening use restrictions, density restrictions, and parking requirements.

We want to see a Montclair that is welcoming to new neighbors and that works to retain long-standing community members. Montclair can do this by ensuring that it has housing available for a wide range of incomes, ages, household sizes, and mobility needs in all four wards. The Montclair Housing Commission thanks you and the Township Council for your engagement in this issue. We are always available to meet with you and members of the Planning Board to have further discussions.

Sincerely,
Christina Kata,
Chair of the Montclair Housing Commission

Members of the Montclair Housing Commission: Alan Cohen, Wendy McNeil, William L. Scott, Harold Simon, Beth Williams

CC:

Members of the Township Council, Susan Shin Anderson, Carmel Loughman, Erik D'Amato, Dr. Eileen Birmingham, Rahum Williams, Aminah Toler

Members of the Planning Board, Geoffrey Borshof, Keith Brodock, Tamar Campbell, Pierre Falaise, Michael Graham, Anthony Ianuale, Jeffrey Jacobson, Jacob Nieman, Carole Willis

MEMORANDUM

TO: Planning Board
FROM: Montclair Housing Commission
RE: HOUSING ELEMENT AND FAIR SHARE PLAN
DATE: December 13, 2023

As requested by the Planning Board, the Housing Commission has evaluated the 2009 Housing Element and Fair Share Plan as part of the Master Plan Reexamination Report. The Housing Commissions started their review with an updated summary of the Township's affordable housing initiatives over the last 30 years. These initiatives have created over 787 affordable housing units and include:

- Receiving over \$2 million in grant funding to create affordable housing units through rehabilitation programs.
- Establishing a local home improvement program leading to the rehabilitation of 8 units.
- Establishing an extension of affordability controls program that extended the affordability controls on 19 units whose controls were expiring.
- Implementing two rental assistance programs and a first-time homebuyers program that have provided assistance to over 30 income-eligible households.
- Creating 96 units of affordable housing in redevelopment areas.
- Creating 81 units of affordable housing through the Township's Inclusionary Zoning Ordinance.
- Operating a Section 8 Rental Assistance Program.
- Funding a Market to Affordable program that has created 18 affordable units.
- Donating municipal land for affordable housing development for seniors.
- Leasing municipal land for a homeless shelter.
- Facilitating the sale of NJ Transit property to developers of affordable housing.

The Housing Commission recommends that a new Housing Element and Fair Share Plan be prepared because in 2025, New Jersey will enter the fourth round of affordable housing obligations under the Mount Laurel Doctrine. The Township's affordable housing obligation will be reassessed based on New Jersey's growing and changing population to meet the needs of New Jersey residents. A new Housing Element and

Fair Share Plan is needed to address the Fourth Round housing obligation which starts on July 1, 2025.

The Housing Commission is responsible for implementation of the Township's affordable housing programs (pursuant to Montclair Code §29-4) and wants to work closely with the Planning Board in developing the Housing Elements and Fair Share Plan. The Commission recommends that the following be addressed in a new Housing Element and Fair Share Plan:

1. The 2009 Housing Element and Fair Share Plan is based on assumptions that are no longer valid. The Plan should incorporate the growing issue of homelessness as identified in the 2023 Strategic Plan to End Unsheltered Homelessness prepared by Monarch Housing Associates for the Unhoused Montclair Collaborative. In addition, the Plan should incorporate recent Township initiatives including the Rent Control and Accessory Dwelling Unit ordinances.
2. Changes in the Township's economic and racial demographics must be considered as demographic changes and housing needs have changed. The Township's senior population has increased significantly, increasing demand for housing options that are appropriate for seniors. Housing prices and rents have increased significantly in Montclair, making housing more unattainable for lower-income households. There is also a need for more special needs housing for more starter homes (also known as Missing Middle Housing) such as small lot single-family homes, duplexes, and townhouses. The Plan should evaluate why Montclair has become more affluent - because residents are earning more or because lower income residents are being priced-out and displaced? If it's the latter, the Plan should address gentrification.
3. The Township should pursue the use of vacant Township-owned land for affordable housing. The following properties have been identified as potential sites for affordable housing and should be evaluated in an updated Plan.:

Block	Lot(s)	Size (Sq.Ft.)	Location
803	17	7,800	Upper Mountain Avenue
2209	1	6,800	61 Valley Road
3111	61 & 62	10,000	53 - 55 New Street
3802	91	13,627	Riverview Drive
3904	57	5,940	399 Orange Road
4601	80 & 82	114,563	Wildwood Avenue

4. The Township currently has \$2.3 million in the Housing Trust Fund. While several programs were created in the 2009 Plan to use these funds, use of the funds has not kept pace with the collection of fees. These strategies should be evaluated and revised to be more effective. The Plan should identify privately-owned properties that are good candidates for the market to affordable program. The Township has many rooming houses that are prime candidates for conversion to affordable housing. The Plan should also include properties owned by non-profit organizations, including houses of worship, that can support affordable housing.

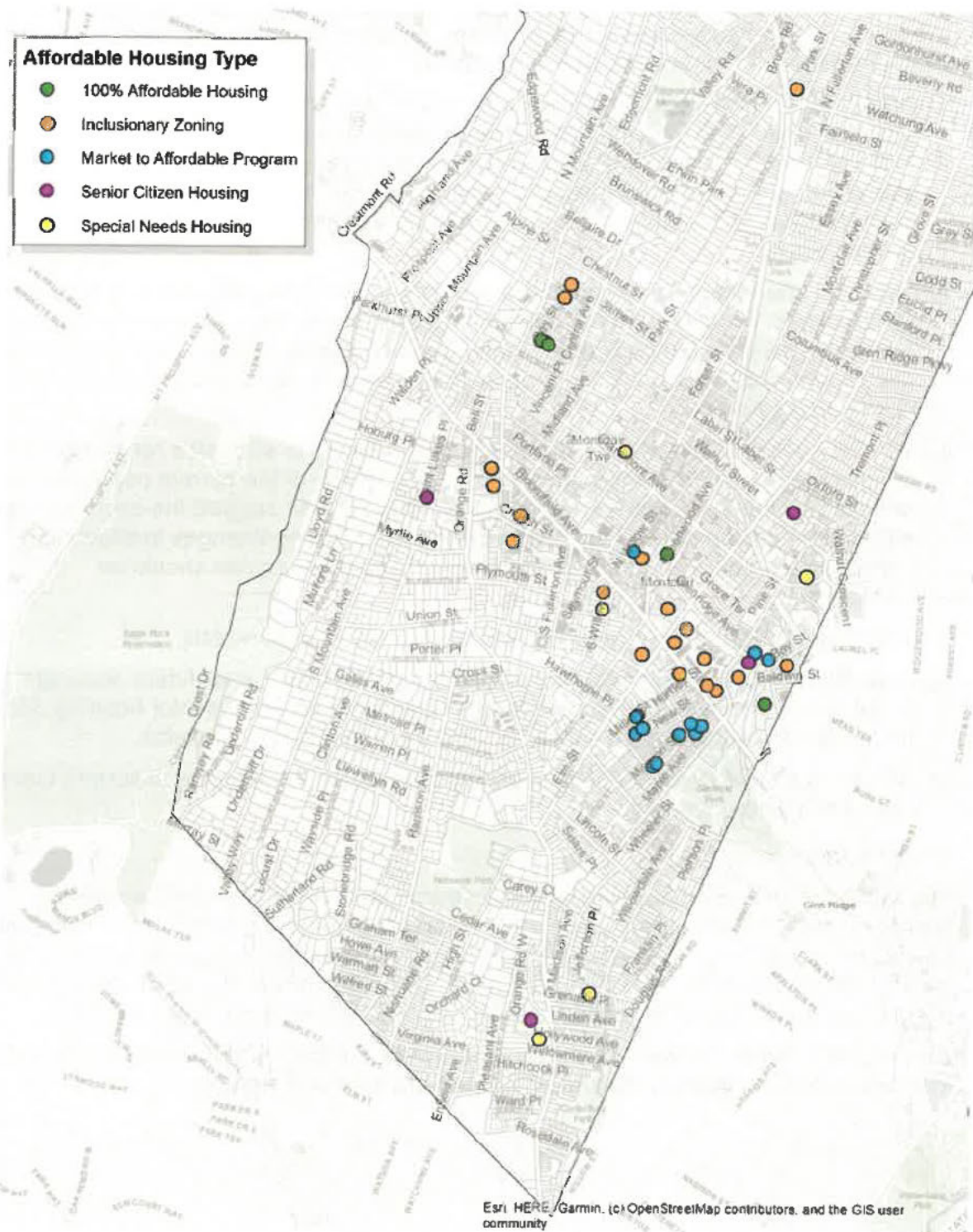
5. The existing Plan focuses on the role of HOME Corp in serving as the Township's affordable housing partner. HOME Corp, however, is facing significant financial and administrative difficulties. The Plan should expand upon the need to identify a variety of affordable housing organizations to partner with the Township to create and maintain affordable housing in Montclair.
6. Affordable housing is generally limited to the 3rd and 4th Ward, as indicated in the attached map. The Plan should identify opportunities to provide affordable housing in the 1st and 2nd Ward. The Township's current zoning regulations should be evaluated to determine if it supports needed housing development types and where such developments are located, e.g., set aside development areas in the first or second ward.
7. The Plan should provide a comprehensive approach to housing that incorporates all stakeholders including small and large landlords, developers, homeowners, tenants, advocates for special needs populations, senior citizens, veterans and people who are currently unhoused. These groups should be included in the preparation of a new housing plan.
8. The Plan should include discussion of Transit Villages to support a range of housing developments that accommodate the changing needs of the current population as reflected by the Township's demographics. This will also support the expansion of affordable housing outside the 3rd and 4th wards. Zoning changes to allow more varied development around train stations and along bus routes should be considered.
9. The Housing Plan should address regulation of short-term rentals.
10. The Plan should incorporate elements of universal design in all future housing developments (single family, multi-family, supportive housing, senior housing, etc.) that reflect the needs of the current and future population in Montclair.
11. The Plan should include a section on implementation in response to current Court-based review procedures.

Other Considerations

The Master Plan and other planning documents note that the Housing Commission should review all new housing plans early in the development process. Over time, this has occurred inconsistently at best. The Housing Commission should be involved early on as redevelopment projects are developed. Local provisions should be established to ensure that the Commission provides early input on new redevelopment projects.

Similarly, the Housing Commission wants to provide input to the Planning Board during their Master Plan subcommittee meetings on Land Use and Parking.

Montclair Affordable Housing Inventory 2023



Date: May 1, 2023
To: Mayor and Council, Township of Montclair
From: Montclair Housing Commission
People with Disabilities Committee
Montclair Gateway to Aging in Place
Re: Recommendations for Residential Development to Meet the Needs of All Township Residents

The Montclair Housing Commission, People with Disabilities Committee, and Montclair Gateway to Aging in Place have jointly written this letter to recommend changes in the way the township negotiates with developers in Areas in Need of Redevelopment and other developments with residential units.

While Montclair has its share of controversies and conflicts, its long history has shown that there are certain values that have endured, including equity and inclusion. One need only to walk down Church Street on a summer weekend day to see these values come to life. Over the past few years, these values have emerged in the way housing development is approached by the township.

Montclair is a diverse community, including many residents aged 65 and older, many with one or more disabilities, and many lower-income individuals and households. In common to all these residents is the need for safe, affordable, and functional housing. For each of these communities such housing is difficult to find in Montclair.

According to the US Census in 2021 13.1 percent of the population of Montclair was age 65 and older¹. The same survey shows that over 17 percent of Montclair residents had annual household incomes of less than \$50,000 (14 percent under \$40,000 and 12.6 percent under \$30,000)².

At some point in our lives, 26 percent of US residents will have one or more disabilities according to the Centers for Disease Control and Prevention³. In a 2015 report, the Pew Research Center writes that more than 20 million people ages 18 and older reported having serious difficulty walking or climbing stairs, representing 7.1 percent of the “civilian non-institutionalized population.” Another 14 million people ages 18 and older reported having a difficult time doing errands alone (for example, shopping or visiting a doctor). Around 11 million people in the U.S. reported significant hearing difficulty, while roughly seven million reported significant difficulty with vision, even when wearing glasses^{4, 5, 6}.

Over the past few years, the township has put into law measures that protect lower-income residents and seniors aging in place (e.g., the Rent Control and ADU ordinances). We welcome these efforts and want to encourage the township to bring the concern and values those represent into negotiations with developers building residential projects including those in Areas in Need of Redevelopment.

In Areas in Need of Redevelopment the township has great latitude to negotiate on behalf of the needs of the residents. Points of negotiation include assuring that volume, dimension, and height parameters are appropriate for Montclair; that environmental, light, and open space considerations are addressed; and that impact of traffic changes and on infrastructure are assessed and addressed⁷.

Historically the needs of certain communities (older residents, people with disabilities, and lower-income members of both groups as well as younger, abled, lower-income residents) have been negotiated away.

This has changed in the past few years, but more needs to be done. We ask that the Council incorporate these concerns into all negotiations with developers and draw bright lines so that the expectation by developers of future projects that come into Montclair are that, minimally, they will have to meet these

requirements, and that they will not be negotiated away. We encourage the Council that, in the future, affordable and other types of housing needed by the residents are negotiated up from those bright lines not down.

While the return for developers is significant as both a short-term and long-term investment, the pressure on tenants has increased substantially with an average 20.78 percent increase in rents in Essex County between 2020 and 2021⁸. Between 2010 and 2020, rents in Montclair increased by 35 percent⁹ and 41.8 percent for residents spend more than 30 percent of their income on rent¹⁰. At the same time, the average household income of renters nationally has decreased according to an analysis by the Joint Center of Housing Studies at Harvard, which reports that “[d]eclines in residual incomes have significant implications for household well-being. Even before the pandemic, nearly two-thirds of working-age renters did not have enough to cover a basic standard of living after paying their rent each month,” and that “lower-income households spending more than half of their incomes on rent spend less on vital healthcare and food expenses than their unburdened counterparts^{11, 12}.”

Given the current needs of people with disabilities for adequate housing (beyond merely accessible¹³), the housing needs of an aging population who desire to age in place, and the pressure on lower- and moderate-income residents, we would like to make the following recommendations.

- **The percentage of affordable housing be negotiated up from 20 percent to 30 percent or more¹⁴.**
- **That universal design concepts be fully incorporated into each unit, ingress and egress areas, and areas of common space, as a standard design requirement¹⁵.**
- **That a set aside of 13 percent of the affordable and workforce units are made for low-income seniors and up to 20 percent of the affordable units and workforce are set aside for low-income people with disabilities reflecting the township’s percentages of these populations as noted above.**
- **That a set aside of the market-rate units be made for both seniors and people with disabilities reflecting the township’s percentages of these populations as noted above (13 percent and up to 20 percent respectively).**
- **That every developer commits to maintaining the percentage of affordable and other set-aside units negotiated no matter what the total number of units are finally approved.**

As the township embarks on a review of the master plan and its housing elements, we encourage the Council, the Planning Board, and other township entities to consider these guidelines, and the values these guidelines reflect. And we encourage that these guidelines be incorporated in all current and future negotiations with developers.

Respectfully submitted,

Montclair Housing Commission
People with Disabilities Commission
Montclair Gateway to Aging in Place

Notes and Sources

1. <https://www.census.gov/quickfacts/montclairtownshipessexcountynewjersey>
2. <https://data.census.gov/table?q=income&g=060XX00US3401347500>

3. <https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html>
4. <https://www.pewresearch.org/fact-tank/2017/07/27/7-facts-about-americans-with-disabilities/>
5. <https://www.census.gov/content/dam/Census/library/visualizations/2021/comm/disabilities.pdf>
6. <https://www.census.gov/library/visualizations/interactive/population-65-and-older-2019.html>

7. Asymmetrical negotiations.

The developer of a project of a large project knows what the town's zoning regs are, what the master plan looks like, what the tax rate is, and whatever else is going to affect the developer's project. They also know that in an Area in Need of Redevelopment, all of that is negotiable, and the developer also knows the history of other similar developments in this town. The developer offers a plan, the township requests changes to the plan, and for some of those changes the developer says they can't do it because it just won't "pencil out." That is, they won't be able to get an adequate return.

The developer has all the information there is from the town. But the town doesn't know the developer's costs (materials, labor, soft costs, cost of money) how much of a return they need to make a go, no-go decision, how they've made the calculations, or what has been promised to the investors and lenders. This is an asymmetric negotiation.

For every development the township puts a lot into the "bank" for the developers: a good school system, regional recognition of how great a place Montclair is to live (a rich potential market), existing town-wide infrastructure, police, fire department, and so on. This bundle of goods significantly lowers the developer's risk, which banks use to assess their lending decisions.

Now, if the town never asks for the financials because of legal prohibitions, that's one thing. But if it's only custom, for the sake of the town, it's time to change that custom and move towards a more symmetric negotiating field.

8. <https://ipropertymanagement.com/research/average-rent-increase-per-year#new-jersey>
9. Analysis of US Census Data by the Department of Planning and Community Development, Township of Montclair
10. Ibid.
11. <https://www.jchs.harvard.edu/blog/lower-income-renters-have-less-residual-income-ever>
12. <https://www.jchs.harvard.edu/research-areas/journal-article/rent-eats-first-rental-housing-unaffordability-united-states>
13. <https://planning.org/podcast/disability-advocate-rebekah-taussig-on-built-environment-barriers-you-might-not-see/>

14. Set-Asides

A 20 percent set-aside is not a bad level and many other municipalities around NJ and around the nation with inclusionary zoning have far lower percentages. But not all. Below are some with 25 percent (including two in NJ), 30 percent, 33 percent, and 50 percent.

25 percent

Port Hueneme, CA	Mill Valley, CA	Maui County, HI:
Newburyport, MA	Chelmsford, MA	Norwood, MA
Hardyston Township, NJ	West Windsor, NJ	New York, NY
Ashland, OR	Bristol, RI	Hopkinton, RI
New Shoreham, RI	Kenmore, WA	

30 percent

North Andover, MA	City and County of San Francisco, CA
Newport Beach, CA	Santa Barbara, CA
Westport, MA	Greenwich, CT:
Newtown, CT:	Brevard County, FL
Monroe county, FL	

33 percent

Washington, D.C.

50 percent

Windham, NH (Workforce Housing Overlay District Workforce Housing Overlay District)

Source: <https://inclusionaryhousing.org/map/> and <https://gsn.maps.arcgis.com/apps/webappviewer/index.html?id=83f6a5aee35a4788844db4b7ae73cbb5>

15. "Universal design is design that's usable by all people, to the greatest extent possible, without the need for adaptation or specialized design." Each phrase in this sentence is described more completely at: <https://universaldesign.org/definition>

See also:

<https://www.universaldesignresource.com/>
<https://www.progressiveae.com/expertise/universal-design/>
<https://www.cnu.org/publicsquare/2022/06/15/why-universal-design-critical-cnu>
<https://design.ncsu.edu/research/center-for-universal-design/>

MP Reexamination process Township of Montclair YTD 2023 December 13th 2023

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Planning Board meeting May 22 2023, Master Plan Reexamination Report

Discussion of Land Use + Parking Subcommittee Report (I Attended meeting)

The Land Use + Parking Subcommittee met on May 9. In attendance were Carmel Loughman, Keith Brodock, and Tony Ianuale. See attached MEMORANDUM TO: Planning Board FROM: Janice Talley, PP, AICP RE: Master Plan Reexamination Report – Land Use + Parking Subcommittee Report, DATE: May 16, 2023

Note: the HC should review the subcommittee issues, recommendations, and responses, in their May 16, 2023 report.

Page 2, item:

1. **Enact land use regulations** that promote sustainable development patterns. Response: The land use plan defines sustainable development as increased density in activity nodes near transit stations and commercial districts. This has largely been accomplished in Montclair Center and adjacent to the Bay Street train station. The Unified Plan recommends that incentive zoning in the C-1 Activity Node in the land use plan permit an increase in height to 8 stories and 75 units per acre. **(Need to discuss this increased density in activity)**
- h. **Permitted uses** should be defined according to generic categories and not specific exact retail types since exact types change quickly with time. Response: The existing zoning includes a combination of general categories and specific uses that have been developed in response to specific land use issues. It is important that the ordinance continues to address new land use issues. **(Need to discuss this, permitted uses for Senior, Veterans, and Supportive Housing, zoning changes needed to support these types of housing types)**

Note: this was only done in the 4th Ward, Bay Street station, no development done around the 5 other train stations (Montclair Heights, Upper Montclair, Watchung Plaza, and Walnut Street stations).

MP Reexamination process Township of Montclair YTD 2023 December 13th 2023

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Planning Board meeting June 5th 2023, Master Plan Reexamination Report

Discussion Flexible, Affordable Urban/Suburban Lifestyles Subcommittee Report (I Attended meeting)

The Subcommittee met on May 8. In attendance were Kevin Pierre, Kevin Ortiz, Carmel Loughman, Jacob Nieman and Janice Talley.

See attached MEMORANDUM TO: Planning Board FROM: Janice Talley, PP, AICP RE: Master Plan Reexamination Report Flexible, Affordable Urban/Suburban Lifestyles Subcommittee Report, **DATE: May 16, 2023**

Note: the HC should review the subcommittee issues, recommendations, and responses, in their May 16, 2023 report.

Page 1, Issues:

1. There isn't enough diversity in terms of the types and prices ranges of housing available in Montclair. Response: This is not an issue. **(need to discuss and review this issue for more detail)**

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2. Many current residents who want to stay in Montclair after their children leave the house face a lack of options in town for downsizing. **(ADU's Rent Control and 20% IZO has not addressed the Housing problem in Montclair)**

3. One of Montclair's unique strengths is its diversity, both economic and social, and there is a danger of losing that diversity due to rising housing costs. **(Township's Black/African American population declined by 8.8% between 2010 and 2020)**

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5. There currently isn't an equitable distribution of affordable and special needs housing and diversity throughout the town. Response: This is still an issue as much of the Township's affordable housing is in the 3rd and 4th ward as shown on Map 1.

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Note: Map on Page 6. Montclair Affordable Housing Inventory should show percentages by Wards of Affordable Housing

Note: did sub-committee review the following Resolutions:

Dec 6 2011 Resolutions R-11-235, REAFFIRMING THE POLICY OF THE TOWNSHIP TO PRESERVE AND ACTIVELY SEEK WAYS TO INCREASE THE AMOUNT OF AFFORDABLE HOUSING IN THE TOWNSHIP, AND TO ASSURE THE AFFORDABLE HOUSING IS DISTRIBUTED EVENLY THROUGHOUT THE TOWNSHIP.

Dec 6 2011 R11-247, REAFFIRMING THE POLICY OF THE TOWNSHIP THAT SPECIALIZED HOUSING AND SERVICE USES BE DISTRIBUTED EVENLY THROUGHOUT THE TOWNSHIP.

6. Montclair lacks an adequate supply of market rate housing for senior citizens and the disabled throughout the Township. Response: As the baby-boom generation has reached retirement age, the Township's senior citizen population has grown significantly (see Table 7). While there has been no new market rate housing limited to senior citizens, there has been a substantial number of new multi-family housing built that is suitable for seniors as it meets all ADA-requirements.

Note: 37 Orange Rd Residential project under construction converted to a luxury hotel, lost of 36 market rate units / STR's. Ord O-23-24 Hahne's 77-unit Residential project under construction will provide additional market rent rental units.

20 Elm Street 22-unit Residential project under construction will provide additional market rent rental units

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Recommendations 1. Encourage a mix of housing types to fit the needs of all households (non-family, senior, low-income, etc.).
Response: The Township has provided a significant amount of multi-family housing over the past ten years. There is a need for smaller one - and two-family homes that will provide entry level housing for families. The Township should consider allowing larger lots to be subdivided to create smaller lots if affordability restrictions are put in place to provide workforce housing.

(need to discuss and review this recommendations for more detail)

Ordinance O-23-08 Zoning change to increase lot size/ lot depth for all minor and major subdivisions in the township

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Planning Board meeting June 26th 2023, Master Plan Reexamination Report

Discussion Transportation + Mobility

The Subcommittee met on May 18 and included Tony Ianuale, Keith Brodock, Jacob Nieman and John Wynn.

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Planning Board meeting December 4th 2023, Master Plan Reexamination Report

Keith Brodock gave a draft Subcommittee update, Parking Study first Qtr 2024 and subcommittee looking into development in different areas of the township, what makes sense, Will provide PB with a report at next meeting in December?