

## MONTCLAIR HOUSING COMMISSION

Wednesday, December 2, 2015  
7:00 PM  
United Way Building  
60 S. Fullerton Avenue  
2nd Floor Conference Room #208

### Meeting Notes

The meeting began at 7:10 pm.

Commission members in attendance were: Robert Goodsell, Deirdre Malloy, William Scott, Harold Simon and Megan York  
Megan York

Also in attendance were community members Beverly Riddick of HomeCorp, Jay Wagner, David Grill and other residents.

1. The meeting began with a review of successes and setbacks in 2015.

#### **Successes**

- Creating significant awareness of the for the Montclair Inclusionary Zoning ordinance. Mr. Scott noted that with the efforts of the MHC and the community, there was significant discussion of and support for the IZO. Many people spoke in favor of the IZO at planning board and other township meetings.
- The Civil Rights Commission and the NAACP both formally took a position in favor of supporting the full implementation of the ordinance.
- Influencing the language of the housing element of the new Montclair master plan so that it supports the full implementation of the 20% set-aside required by the IZO. Thanks to ongoing work of the commission, this is now in the plan.
- Analysis showing 20% set-aside allows for profitable development and clarification that recent state supreme court action on COAH has no effect on our IZO. Both of these came from consultants hired by the town. The former from the financial consultant's analysis of upcoming development projects (see below) and the latter from the attorney hired by the township to argue in court that Montclair has no additional COAH obligation.

#### **Setbacks**

The biggest setback in 2015 was the loss of 26 affordable units in the Valley and Bloom project. Once again, the IZO was undermined when the 20% requirement was reduced to 10% on a 256 unit building.

2. Upcoming development activities

Mr. Scott gave a brief overview of the three major redevelopment projects in the works now.

- Gateway II. Across Bloomfield Avenue opposite the Valley and Bloom project, this is a rehab/redevelopment of the police station with additional floors built above it. This will be both a mixed-use building with commercial and residential tenants. The total number of residential units has not been determined but will likely be in the 30s or 40s. The IZO would require 6-8 affordable units set aside at 20%.

- Seymour street redevelopment. This would include continued rehab of the Wellmont theater, demolition of the social security building and developing an arts and entertainment hub. There would also be significant parking constructed and residential units. The number of residential units has not been determined as of this writing.

- Lackawanna redevelopment

The 8 acre site on Bloomfield and both sides of Grove street will have residential, commercial and retail space. The residential units may go over 200. In addition, the area would also have a municipal complex with police, education, and municipal offices. Design standards have not been determined as far as we know.

Following the overview we discussed possible activities for 2016

- Other affordable housing to advocate for

In addition to supporting affordable housing not targeted to a specific need, we should consider what the housing needs are for seniors, veterans, the disabled, or other groups. Contact with groups representing people with these needs should be made over the year and we should help them achieve their housing goals if they have any.

- Abandoned properties in Montclair

We discussed the possibilities for creating affordable housing around the township by asking for these properties to be conveyed in some way to HomeCorp to redevelop. We will continue to monitor the progress of identifying the abandoned units.

- For-profit and nonprofit developers

While there is some interaction between these two groups, there isn't much. Can we explore ways to encourage this? We will explore that over the year.

- What does the township risk by NOT meeting its target numbers: can a 10 story apartment building be in our future?

Megan York brought up the possibility that if the town does not meet its COAH obligation within the required time, a developer could sue the township to be allowed to build the required units. That could mean 10 story buildings no matter what our zoning allows. The Township has to carefully consider this when deciding how firmly it will support the IZO.

Next steps

### **What should the agenda of the MHC include for 2016?**

1. Continued support for the full implementation of the Montclair IZO

2. Continue outreach to community members

3. Build collaborations/alliances with

- a. Township commissions/committees: the Senior Citizen Advisory Committee, Civil Right Commission

- b. Non-township organizations: The NAACP, Aging In Montclair, faith communities, HomeCorp, Partners for Health Foundation

4. Stay on top of the abandoned properties list/uses

5. Reach out to press:

- a. Tap into Montclair
- b. Montclair Times — meet with editor

6. Two committees were formed.

a. Abandoned property

William Scott, Deirdre Malloy, Beverly Riddick, David Grill, Shelly Phillips, Bob Goodsell

b. Press

Deirdre Malloy, William Scott, Harold Simon

7. Meeting dates for 2016. Continue fourth Wednesday of the month, unless interrupted by holidays.

January 27

February 24

March 23

April 27

May 25

June 22

July 27

August 24

September 28

October 26

November 30\*\*\* one week later than usual

December 14\*\*\* one week earlier than usual

Note that this is a full 12-month calendar. We have traditionally not met in July, August, and December. But, given the considerable issues on the table and their implications, it may be necessary to increase the frequency of our meetings. This will be discussed at our next meeting.

The meeting ended at 9 pm