

MONTCLAIR HOUSING COMMISSION MEETING

Wednesday, January 27, 2016, 7:00 PM
United Way Building 60 S. Fullerton Avenue
1st Floor Memorial Room in Auditorium

- Meeting came to order at approximately 7:10

Attending: Robert Goodsell, Megan York, Janice Telly, Deirdre Malloy (phone) Shelly Phillips (phone), Harold Simon
Also in attendance were residents, Kristina Hinckson, Noemi Giszpenc, and Ira Smith

1. The meeting dates in 2016 were proposed to continue on the 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. Janice Talley suggested we use these dates and, before those meetings, cancel or make adjustments as needed. The MHC commission members in attendance adopted the dates and Ms. Talley will post the dates on the township's website.

2. Update on abandoned property list

The list being compiled is still in progress, Ms. Talley said, and is managed by the code enforcement officer. The town discussed the potential use of some of the buildings as affordable housing, but some are "very expensive." Even if the town acquired them under the state's abandoned property law, we would still have to pay fair market price. To turn them into affordable would not make sense as it would very quickly deplete the housing trust fund but result in few units made available as affordable. Bob Goodsell pointed out that there are provisions in the state law that might reduce the cost of these properties. Mr. Goodsell offered to follow up with Ms. Talley.

3 and 4. Update on Montclair request for a declarative judgment on our fair share housing obligation and on Econsult report, NJ 3rd Round Housing Obligation vs. Fair Share Housing Center.

Ms. Talley said at this point there was no decision made on Montclair's request for a declarative judgment approving Montclair's previous COAH decision that we are in substantive compliance and have no further state obligation. FSHC and a consultant hired by the court were asked by the court to look at each municipality and, where appropriate, come up with a number of units that would have to be built over a specific period of time. For Montclair the obligation was the cap or 1,000 units. Econsult was hired to do a similar study and they found that Montclair had no further obligation.

5. Upcoming developments:

Janice Talley said that there was no change in the affordable units and/or contribution to the trust fund as indicated below for the Glenridge Avenue project or the Greythorne development project. The Seymour Street, Lackawana, and Gateway 2 are still in the planning stage. The negotiation on the number of affordable units to be produced are still occurring. The developer of these projects has requested that he be required to produce only 10% of the units as affordable.

It appears that at this time Mountainside project will only results in a large contribution to the trust fund as required by state law. Negotiations continue with the hospital.

The final project on the list below will have 13 units of which 2 will be affordable.

Glenridge Ave and N. Willow St:	17 units	2 affordable +contribution to trust fund
Greythorne Development 99 Claremont Ave:	5 units	0 affordable + contribution to trust fund
Seymour Street Redevelopment:	? # units	? # affordable
Lackawanna Plaza Redevelopment:	200+ units	20 affordable proposed, 40 required by IZO
Montclair Center Gateway Phase 2:	36 units	3 affordable proposed, 6 required by IZO
Hackensack Mountainside Hospital:	? # unit?	? # affordable

New Application (2435): 237-243 Lorraine Avenue. (Block 1810, Lots 2, 3, 4 and 7). Site plan application with parking variance to construct new 3-story building moved to Feb 8 2016

6. Brainstorm talking points for meeting with press

Deirdre Malloy, William Scott and Harold Simon will be arranging a meeting with the Montclair Times editor and other news sources. The group discussed key ideas that we should consider.

- A simple understand of what affordable housing is
- Dispel myths associated with affordable housing
- Clarify what the housing needs in Montclair are
- Ask for a regular “beat” reporter to be assigned to affordable housing
- Become a trusted “resource” to reporters so that we are the go-to people for background, info, etc. on affordable housing in town.
- Develop press release with lots of facts and quotes

7. Open discussion

Harold Simon told the group about preliminary discussions with various township organizations to hold a candidates forum on housing in Montclair. The group agreed that it is a good idea and we should pursue it. Due to the lateness of the hour, further discussion will be held at the next meeting.

The next meeting will be Wednesday February 24 at the united way building in the memorial conference room at 7pm.

The meeting adjourned at 9 pm