

O-20-21

TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING THE AFFORDABLE HOUSING ORDINANCE OF THE TOWNSHIP OF MONTCLAIR TO ESTABLISH A RENTAL ASSISTANCE PROGRAM FOR VERY LOW-INCOME TENANTS IN ELIGIBLE RENTAL UNITS

September 29, 2020 (date of introduction)

WHEREAS, Montclair Township prepared an Amended Affordable Housing Spending Plan dated August 31, 2018 that was approved in a Consent Order signed by Judge Robert Gardner on August 19, 2019; and

WHEREAS, the Amended Affordable Housing Spending Plan includes a rental assistance program that provides rental assistance to very low-income households occupying deed-restricted affordable units; now, therefore, be it

ORDAINED by the Township Council of the Township of Montclair, Essex County, New Jersey, that Montclair Township Code Section 65-3 is hereby amended to add the following provisions establishing a rental assistance program:

§ 65-3 Programs.

G. Rental Assistance Program.

- (1) The Montclair Township Rental Assistance Program is designed to help very low-income households to find a home in Montclair. This program will provide a grant to renters of deed restricted affordable properties within Montclair Township to be used to pay for up to the first three month's rent or \$2,500.00, which ever is greater. The goal of the program is to provide financial assistance to very low-income tenants of affordable housing to alleviate financial hardship associated with moving to a new rental unit. Funds are made available through the Affordable Housing Trust Fund of Montclair Township.
- (2) Applicants for this grant program must be income-qualified as a very low-income household by the Administrative Agent for Montclair Township and must have a lease to rent a deed restricted apartment in Montclair.
- (3) Properties must be a rental property within Montclair Township with deed restrictions limiting ownership to eligible low- and moderate-income families. The rent of the apartment will be limited by the deed restriction to be affordable to a very low-income household.
- (4) Upon certification of the qualifications of the unit and prospective tenant household by the Administrative Agent, the Municipal Housing Liaison will request authorization to disburse the funds.

EFFECTIVE DATE

This Ordinance shall take effect as provided by law.