

ASSEMBLY, No. 4775

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED OCTOBER 8, 2020

Sponsored by:

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District 37 (Bergen)

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District 27 (Essex and Morris)

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SYNOPSIS

Establishes Multigenerational Family Housing Continuity Commission; provides municipal guidance to periodically analyze local advancement of commission's senior citizen housing recommendations.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/1/2021)

1 AN ACT establishing the Multigenerational Family Housing
2 Continuity Commission, supplementing Title 52 of the Revised
3 Statutes, and amending P.L.1985, c.222.

4
5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:

7
8 1. (New section) a. The Multigenerational Family Housing
9 Continuity Commission is created and established in the Executive
10 Branch of the State Government. For the purposes of complying
11 with the provisions of Article V, Section IV, paragraph 1 of the
12 New Jersey Constitution, the commission is allocated within the
13 Department of Community Affairs, but notwithstanding this
14 allocation, the commission shall be independent of any supervision
15 or control by the department except as expressly authorized under
16 P.L. , c. (C.) (pending before the Legislature as this
17 bill). The commission shall consist of nine members as follows:

18 (1) The Commissioner of Community Affairs, and the
19 Commissioner of Human Services, or their designees, each of
20 whom shall be nonvoting, ex-officio members of the commission.

21 (2) Seven public members shall be appointed by the Governor
22 with the advice and consent of the Senate.

23 b. The Governor shall designate a public member to preside
24 over the commission until a chair and vice-chair are elected by the
25 members of the commission. The commission shall hold an
26 organizational meeting within 30 days of the appointment of a
27 majority of its authorized membership.

28 c. (1) Each public member of the commission shall serve for a
29 term of three years, except that of the initial members so appointed:
30 two members shall serve for terms of one year; three members shall
31 serve for terms of two years; and the remaining appointees shall
32 serve for terms of three years. Public members shall be eligible for
33 reappointment. They shall serve until their successors are
34 appointed and qualified, and the term of the successor of any
35 incumbent shall be calculated from the expiration of the term of that
36 incumbent. A vacancy occurring other than by expiration of term
37 shall be filled in the same manner as the original appointment, but
38 for the unexpired term only.

39 (2) The members of the commission shall serve without
40 compensation, but shall be entitled to reimbursement for all
41 necessary expenses incurred in the performance of their duties.
42 Each member of the commission may be removed from office by
43 the Governor, for cause, upon notice and opportunity to be heard.

44 d. The commission shall elect annually a chair and vice-chair

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 from among the public members of the commission, who shall serve
2 for one year and until a successor is elected.

3 e. Four of the voting members of the commission shall
4 constitute a quorum and a vote of the majority of the members
5 present shall be necessary for any action taken by the commission.

6 f. The duties of the commission shall be as follows:

7 (1) To prepare and adopt recommendations on how State
8 government, local government, community organizations, private
9 entities, and community members may most effectively advance the
10 goal of enabling senior citizens to reside at the homes of their
11 extended families, thereby preserving and enhancing
12 multigenerational family continuity, through the modification of
13 State and local laws and policies in the areas of housing, land use
14 planning, parking and streetscape planning, and other relevant
15 areas.

16 (2) To hold such public hearings and other activities as may be
17 desirable to ensure adequate public input into the preparation of
18 recommendations, and increase public awareness of the strategies
19 and activities contained in the recommendations.

20 g. The department shall provide such staff services as may be
21 needed for the commission to carry out its responsibilities,
22 including assembly of necessary information and statistics, and
23 preparation of draft reports, analyses, and recommendations.

24 h. The commission shall report annually to the Governor and to
25 each house of the Legislature pursuant to section 2 of P.L.1991,
26 c.164 (C.52:14-19.1), its activities, as well as its findings and
27 recommendations, if any, for State and local government.

28 i. As used in this section:

29 "Commission" means the Multigenerational Family Housing
30 Continuity Commission.

31 "Department" means the Department of Community Affairs.

32

33 2. Section 10 of P.L.1985, c.222 (C.52:27D-310) is amended to
34 read as follows:

35 10. A municipality's housing element shall be designed to
36 achieve the goal of access to affordable housing to meet present and
37 prospective housing needs, with particular attention to low and
38 moderate income housing, and shall contain at least:

39 a. An inventory of the municipality's housing stock by age,
40 condition, purchase or rental value, occupancy characteristics, and
41 type, including the number of units affordable to low and moderate
42 income households and substandard housing capable of being
43 rehabilitated, and in conducting this inventory the municipality
44 shall have access, on a confidential basis for the sole purpose of
45 conducting the inventory, to all necessary property tax assessment
46 records and information in the assessor's office, including but not
47 limited to the property record cards;

- 1 b. A projection of the municipality's housing stock, including
2 the probable future construction of low and moderate income
3 housing, for the next ten years, taking into account, but not
4 necessarily limited to, construction permits issued, approvals of
5 applications for development and probable residential development
6 of lands;
- 7 c. An analysis of the municipality's demographic
8 characteristics, including but not necessarily limited to, household
9 size, income level and age;
- 10 d. An analysis of the existing and probable future employment
11 characteristics of the municipality;
- 12 e. A determination of the municipality's present and
13 prospective fair share for low and moderate income housing and its
14 capacity to accommodate its present and prospective housing needs,
15 including its fair share for low and moderate income housing; **[and]**
- 16 f. A consideration of the lands that are most appropriate for
17 construction of low and moderate income housing and of the
18 existing structures most appropriate for conversion to, or
19 rehabilitation for, low and moderate income housing, including a
20 consideration of lands of developers who have expressed a
21 commitment to provide low and moderate income housing; and
- 22 g. An analysis of the extent to which municipal ordinances and
23 other local factors advance or detract from the goal of preserving
24 multigenerational family continuity as expressed in the
25 recommendations of the Multigenerational Family Housing
26 Continuity Commission, adopted pursuant to paragraph (1) of
27 subsection f. of section 1 of P.L. , c. (C.) (pending before
28 the Legislature as this bill).
29 (cf: P.L.2001, c.435, s.2)

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31 3. This act shall take effect immediately.

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STATEMENT

36 This bill would establish the “Multigenerational Family Housing
37 Continuity Commission” for the purpose of conducting research,
38 obtaining public input, and adopting recommendations on how to
39 most effectively advance the goal of enhancing multigenerational
40 family housing continuity, which can be defined broadly as the
41 degree to which senior citizens are able to reside at the homes of
42 their extended families. The commission would consist of seven
43 public members, in addition to the Commissioner of Community
44 Affairs and the Commissioner of Human Services, or their
45 designees, as nonvoting members. The commission would report
46 each year to the Governor and the Legislature on its activities,
47 findings and recommendations.

1 The bill would direct the Department of Community Affairs to
2 provide such staff services as may be needed for the commission to
3 carry out its responsibilities, including assembly of necessary
4 information, and preparation of draft reports, analyses, and
5 recommendations.

6 Additionally, in each periodic update to a municipal housing plan
7 element, the bill would require a municipality to provide analysis of
8 the extent to which municipal ordinances and other local factors
9 advance or detract from the goal of preserving multigenerational
10 family continuity, as expressed in the recommendations of the
11 commission. Preparation of the housing plan element is a part of a
12 municipality's responsibilities regarding affordable housing under
13 the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-310), and is
14 also included in the municipal master plan.