

P.L. 2021, CHAPTER 273, *approved November 8, 2021*  
Senate, No. 2727

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.

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

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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.

**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 Each member of the commission may be removed from office by  
2 the Governor, for cause, upon notice and opportunity to be heard.

3 d. The commission shall elect annually a chair and vice-chair  
4 from among the public members of the commission, who shall serve  
5 for one year and until a successor is elected.

6 e. Four of the voting members of the commission shall  
7 constitute a quorum and a vote of the majority of the members  
8 present shall be necessary for any action taken by the commission.

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

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

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

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

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

31 i. As used in this section:

32 "Commission" means the Multigenerational Family Housing  
33 Continuity Commission.

34 "Department" means the Department of Community Affairs.  
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36 2. Section 10 of P.L.1985, c.222 (C.52:27D-310) is amended to  
37 read as follows:

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

42 a. An inventory of the municipality's housing stock by age,  
43 condition, purchase or rental value, occupancy characteristics, and  
44 type, including the number of units affordable to low and moderate  
45 income households and substandard housing capable of being  
46 rehabilitated, and in conducting this inventory the municipality  
47 shall have access, on a confidential basis for the sole purpose of  
48 conducting the inventory, to all necessary property tax assessment

1 records and information in the assessor's office, including but not  
2 limited to the property record cards;

3 b. A projection of the municipality's housing stock, including  
4 the probable future construction of low and moderate income  
5 housing, for the next ten years, taking into account, but not  
6 necessarily limited to, construction permits issued, approvals of  
7 applications for development and probable residential development  
8 of lands;

9 c. An analysis of the municipality's demographic  
10 characteristics, including but not necessarily limited to, household  
11 size, income level and age;

12 d. An analysis of the existing and probable future employment  
13 characteristics of the municipality;

14 e. A determination of the municipality's present and  
15 prospective fair share for low and moderate income housing and its  
16 capacity to accommodate its present and prospective housing needs,  
17 including its fair share for low and moderate income housing; **[and]**

18 f. A consideration of the lands that are most appropriate for  
19 construction of low and moderate income housing and of the  
20 existing structures most appropriate for conversion to, or  
21 rehabilitation for, low and moderate income housing, including a  
22 consideration of lands of developers who have expressed a  
23 commitment to provide low and moderate income housing; and

24 g. An analysis of the extent to which municipal ordinances and  
25 other local factors advance or detract from the goal of preserving  
26 multigenerational family continuity as expressed in the  
27 recommendations of the Multigenerational Family Housing  
28 Continuity Commission, adopted pursuant to paragraph (1) of  
29 subsection f. of section 1 of P.L. , c. (C. ) (pending before  
30 the Legislature as this bill).

31 (cf: P.L.2001, c.435, s.2)

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33 3. This act shall take effect immediately.  
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### 36 STATEMENT

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

1 each year to the Governor and the Legislature on its activities,  
2 findings and recommendations.

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

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

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