

# CITY OF MONTCLAIR

## HOUSING ELEMENT UPDATE



JOINT WORKSHOP – MARCH 3, 2021

# PRESENTATION OVERVIEW

- Housing Element Overview
- Housing Element Contents
- Regional Housing Needs Allocation (RHNA)
- City Demographics
- New Legislation
- Benefits of Certification
- Next Steps

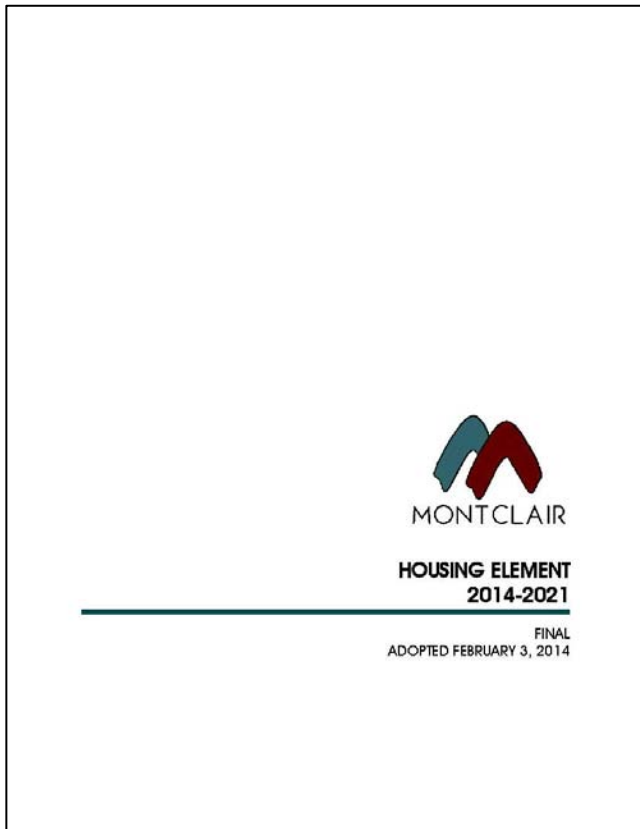


# WHAT IS A HOUSING ELEMENT?



- Mandatory Element of the General Plan
- Must be consistent with the other Elements
- Required to be updated every 8 years
- Most recently adopted and certified by the State in 2014

# HOUSING ELEMENT PLANNING PERIOD



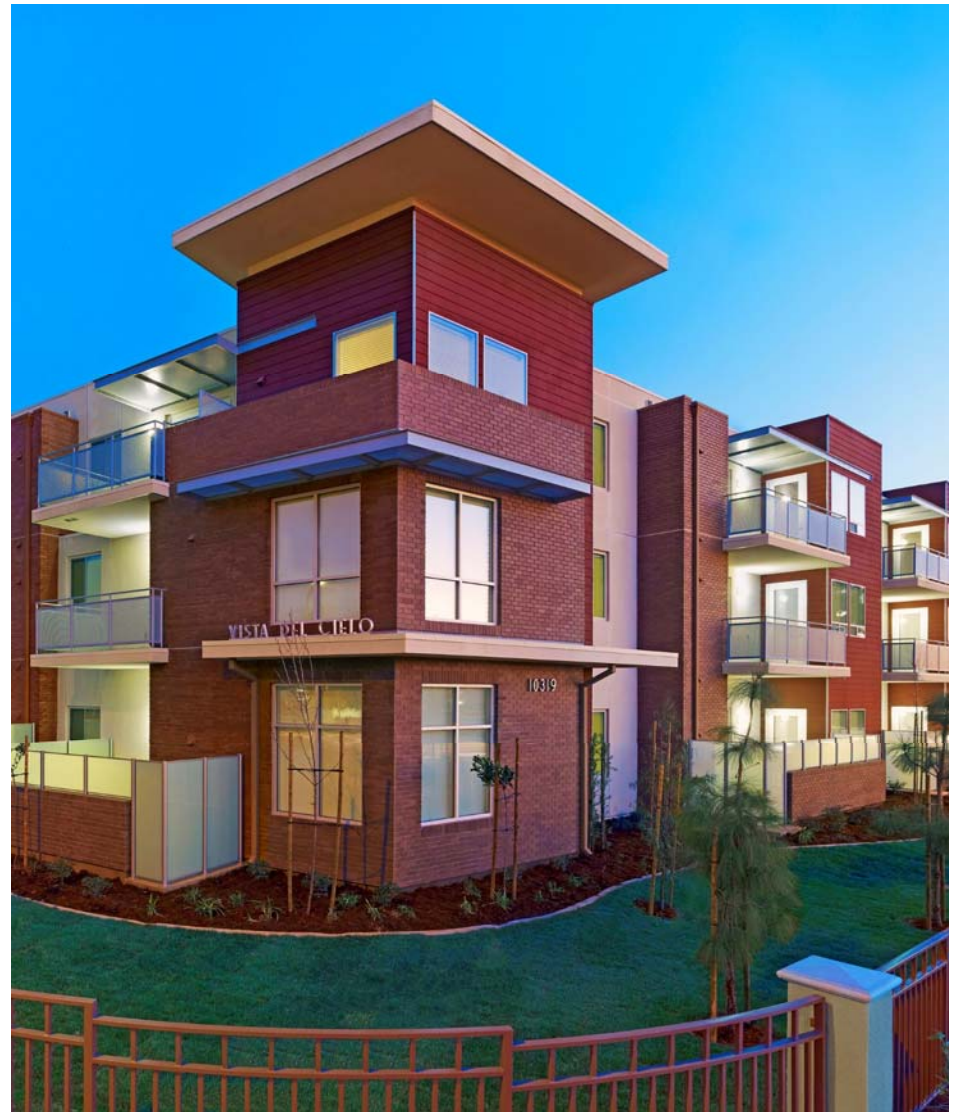
- Current Housing Element **2014 - 2021**  
(5<sup>th</sup> planning period)
- Updated Housing Element **2021-2029**  
(6<sup>th</sup> planning period)



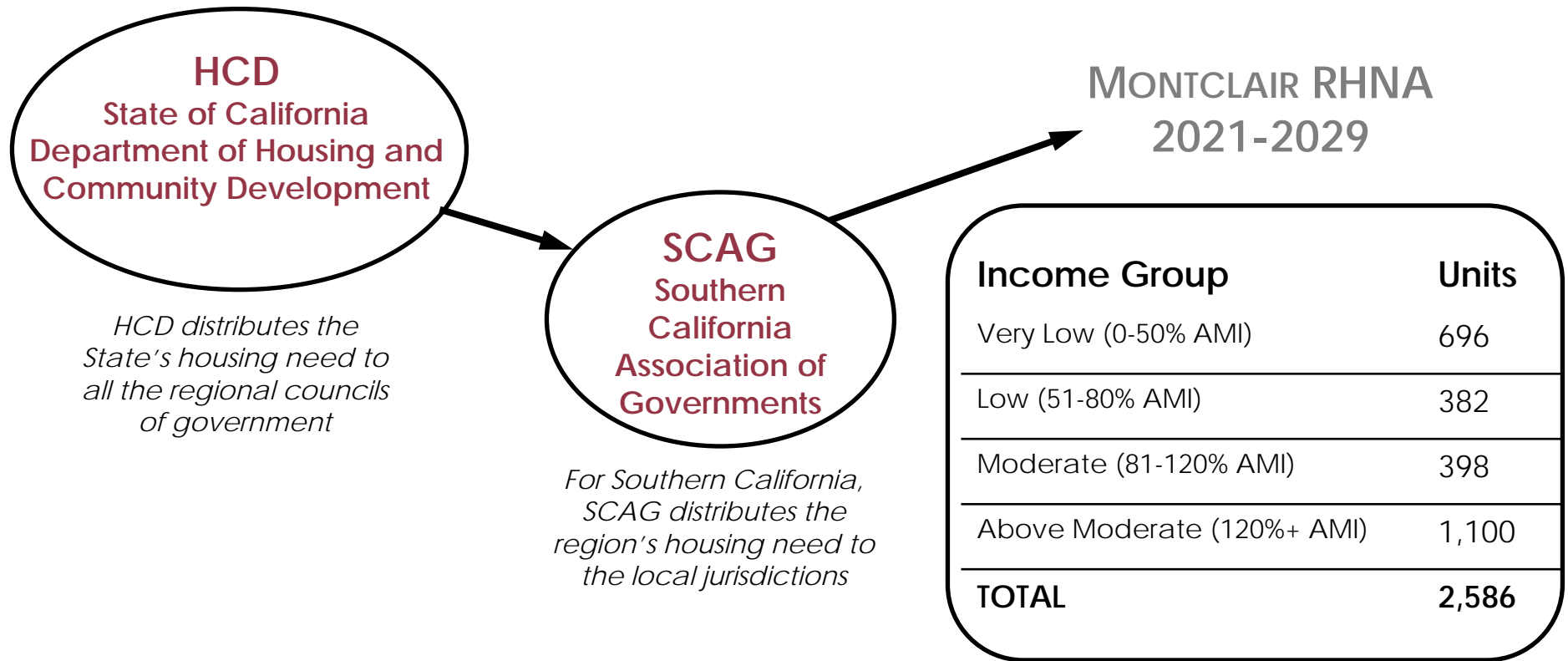
# HOUSING ELEMENT CONTENTS

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- Introduction
- Housing Plan
- Community Profile
- Housing Needs
- Housing Constraints
- Housing Resources
- 2014-2021 Progress Report



# REGIONAL HOUSING NEEDS ALLOCATION



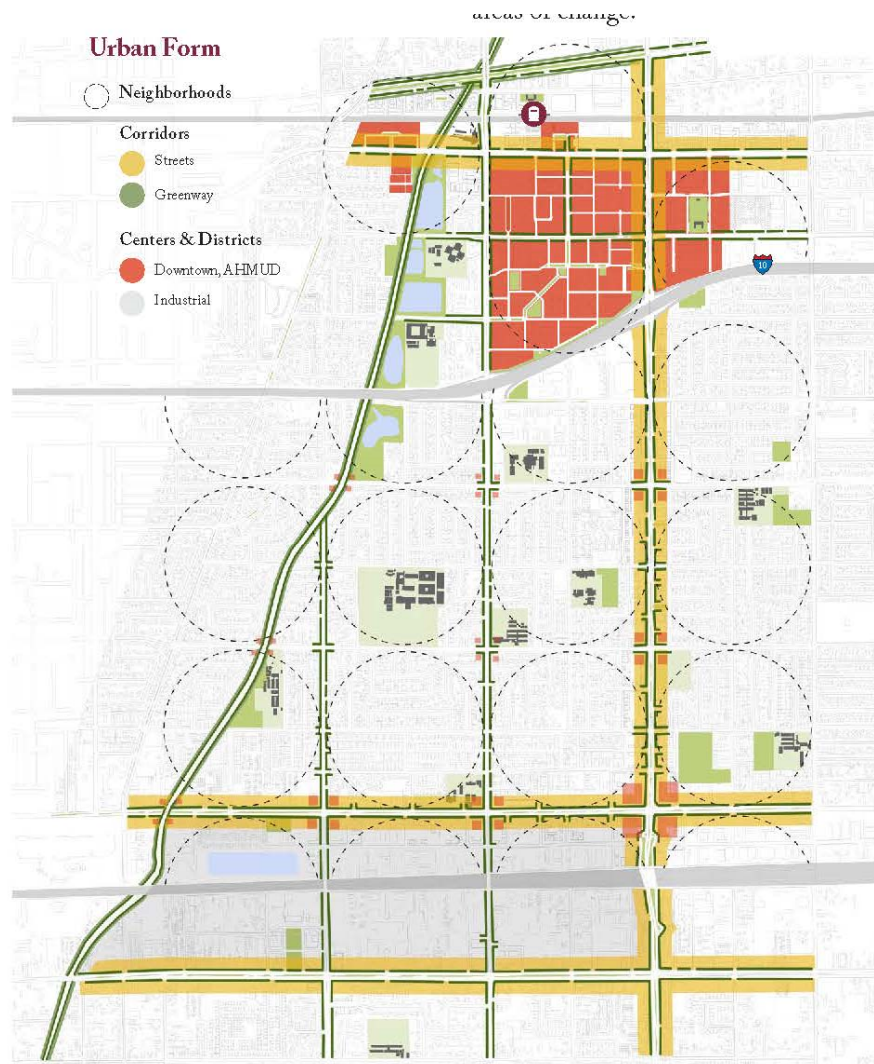
*Montclair 2019 median household income: \$57,222*

# A HOUSING ELEMENT:

- Sets City **policies** and **goals** related to housing
- Does **NOT** require a City to build housing
- **Facilitates** and **creates** housing opportunities



# GENERAL PLAN CONSISTENCY



- Direct new housing to corridors and the downtown consistent with the Land Use Element.
- Preserve and enhance existing neighborhoods.



# HOUSING OPPORTUNITIES FOR ALL

- **Total population:** 40,419
- **Number of Households:** 10,812
- **Average household size:** 3.78 persons
- **Large Households:** 2,744 (26%)
- **Female-headed Households:** 1,960 (18%)
- **Senior Households (Age 65+):** 2,804 (26%)
- **Homeless:** 54 unsheltered individuals



# NEW HOUSING LEGISLATION

- **AB 678, AB 1515, AB 3194, SB 330** - Housing Accountability
- **AB 1397, AB 1486, SB 6** - Housing Element Sites Inventory
- **AB 686** - Affirmatively Furthering Fair Housing
- **AB 881, AB 68 and SB 13** - Accessory Dwelling Units
- **AB 1505** - Rental Inclusionary Housing Ordinances
- **SB166** - No Net Loss Law



# BENEFITS OF A CERTIFIED ELEMENT

- State infrastructure bonds for capital improvement projects
- Availability of funding to developers
- CDBG and HOME funds
- Jobs-housing balance
- Direct growth in the community
- Avoid Lawsuits

# UPDATE PROCESS

## PUBLIC PARTICIPATION PROGRAM (JAN-APR)

- Draft Technical Report
- Community Workshop
- Housing Video, FAQ, and Survey

## DRAFT ELEMENT (APR-AUG)

- Administrative Draft Element
- HCD Compliance Review (60 days)

## ADOPTION & CERTIFICATION (SEPT - JAN)

- Completion of CEQA Analysis
- Public Hearings
- Final Submittal to HCD (90-days)



# WHERE CAN I FIND MORE INFORMATION?

For more information on the Montclair Housing Element update, please contact:

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