

**2016 City of Summit- Master Plan Reexamination**  
**May 10, 2016**  
**Housing Committee- Workshop # 1**

The regular meeting of the Housing Committee was held on May 10, 2016 at Summit City Hall, Whitman Room, 512 Springfield Avenue, Summit, New Jersey, 07901 at 1830 hours.

**Attendance:**

Gregory Drummond, David Naidu, John Kieser, Joe Billy, Norman Miller, Paul Deehan, Pam Gumpert, David Mollin, Emilie Boggis, Vito Gallo, Mayor Nora Radest, Amy Cairns, Michael Rogers, Paul Cascais, Nikki Griffiths

Krzysztof and Collin from Topology

**Absent:**

Steve Schlageter, Denison Harrield

**Agenda:**

1. Introduction
2. Questions to Consider
3. Revision Process
4. Review Master Plan Objectives
5. Identify Focus Areas

The challenge is to look at housing from a more broad perspective.

**Activity #1:**

Questions on Notecards (Quiet Time): The initial discussion items tend to dominate the conversation; this will capture the thoughts and ideas thrown out there.

1. Describe Summit in one word... Summit is---
2. Describe the Summit of tomorrow in one word... Summit will be---
3. How do visitors see Summit? Visitors think Summit is---
4. Who in Summit do we need to build housing for? (not limited to one word)
5. Who needs to be heard during the Master Plan Process? We have to get a point of view from---  
(not limited to one word)

Every ten years the city reexamines the Master Plan (statutory requirement). Housing affects everyone. We are always able to make more people, but not necessarily more land. What does it mean for the future of Summit? Housing connects a huge part of the economic development of the City. It is tied to all the different committees: land use, transportation and circulation, conservation, economic development

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<b>Question # 1</b> Describe Summit in One Word	<b>Question # 2</b> Describe the Summit of Tomorrow...	<b>Question # 3</b> How do visitors see Summit?	<b>Question # 4</b> Who in Summit do we need to build housing for?	<b>Question# 5</b> Who needs to be heard during the Master Plan process?
Wonderful	Residential	Expensive	Retired People	Everyone
Affluent	Affordable	Affluent	Homeless	Residents
Family	Accessible	Established	Millennials	Business Owners
Exclusive	Diverse	Lovely	Seniors	Latino Community
Developed	Bustling	Exclusive	Renters	Parents at Jefferson School
Vibrant	Dynamic	Wealth	Affluent	Those who want to "age in place"
Diverse	Vibrant	Crowded	Middle Class	People who work in Summit
Suburban	Older	Exemplary	Young Families	People who don't have time due to work
Beautiful	# 1 in New Jersey	Suburb w/access to NYC	High End	
Lovely	Better	Historic		

**Work Shop Goals:**

- # 1 Week of May 9: Define goals and prioritize
- # 2 Week of June 27: Review feedback and brainstorm solutions
- # 3 Week of August 15: Vet recommendations and reach a consensus

Today's Goal: We're here today to organize a meeting, ask questions, prioritize objectives, identify outreaches, and generate ideas. Ideally, there is a need to retrieve feedback in the most efficient fashion.

**Objectives:**

The City of Summit has had many plans over the years:

- 2000 Master Plan
- 2003 Master Plan Reexamination
- 2005 CRBD Master Plan
- 2006 Master Plan Reexamination
- 2007 Village Green Master Plan
- 2008 Action Plan for Sustainable Summit
- 2015 Downtown Improvement Plan
- 2015 Broad Street Corridor Plan

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**Activity # 2:**

Break into groups--- determine what levels of housing priorities fall under as immediate, mid-term and long-term. Be conscious to spend less time on objectives already in place, focus more on brainstorming for the future.

**Group # 1**

Rev. Emilee Boggis  
Norm Miller  
David Naidu  
David Mollin  
Pam Gumport

**Group # 2**

Joe Billy  
Paul Deehan  
John Kieser  
Vito Gallo  
Gregory Drummond

Debrief from discussion:

Existing priorities: Affordability is a big, key topic; and is very important.

Vito Gallo- Overview of statutory requirements. Supreme Court has taken over jurisdiction of the housing parameters for the Master Plan. All residents that live within the City of Summit are concerned with the expense of the market, especially as the population ages. Major questions brought to the table are where do we go? Where do we downsize to? Life stages are important issues and powerful decision makers.

Currently, the court process is being presented in a number of jurisdictions at the county court level. In Union County, two judges have joined together, overseeing approximately eleven towns throughout a trial process that is just beginning and will commence in Elizabeth in June. No agreement on the numbers for what the targets should be. For the discussion item Fair-Share Housing, Middlesex County Courts are taking the lead right now and the case will conclude next week. Will each court do a separate decision? Or will there be a common place form? It is important that this should be understood, in addition it will be looming and will need to be addressed in the near future. Ultimately short term it is out of our hands, think more broadly about the objectives. What was missing? What needs to be in a Master Plan document?

Consensus of what is not there- in the plan and in the existing objectives?

Group # 1- Is there enough to preserve the existing housing situation?

Group # 2- Certain we're going to have to provide something, a type of affordable housing from the legal perspective. About 35% of properties are assessed at over a million dollars which is not affordable for many people. Should there be more for the "missing middles"? Should that be addressed in the Master

Plan? Should it be a goal? Where will it go? A goal should be to keep seniors in the community in place. It should be made more affordable for them to stay in the community, not necessarily senior housing. Many seniors want to stay after already investing thirty, forty, fifty years into the community- but can't necessarily live in the large homes they own any longer. From the real estate standpoint, many are looking to downsize to townhouses, within walking distance of the downtown area.

The diversity of having a range of prices for different groups of people should be an objective. Not just seniors, but younger people as well bring a sense of vibrancy to the downtown area. What is affordable? How do you define that term? Should be remember that there is a wide range of people that live in this town, not necessarily in 2-3 million dollar homes, 300-400k or more. These residents also want to continue to live here, even into their retirement. This is part of broadening the discussion.

Housing for a multigenerational city should be an objective. Moving more millennials into downtown, does that make the city more vibrant? Social values and economic values are very important. These connections have a tangible value which makes the community more resilient. The objectives start with the density of downtown. Adding more units, brings more to the area, which in turn brings more successful businesses- a concern that stems from here leads into traffic problems (to discuss at a later date).

Remember- just because there is an issue that stems from an idea, does not mean you need to throw that idea out. You can find a resolution.

**Activity #3:**

Break into groups utilizing the maps provided. Determine (using color sticker dots) where the City of Summit could benefit from these types of locations:

1. Affordable Housing- Using tax credits (Blue)
2. Multi-generational City- senior housing, smaller units? Rental housing? (Green)
3. Dynamic Downtown- housing, parking (Red)

**Group #1**

Gregory Drummond  
Vito Gallo  
Emilie Boggis  
David Naidu  
John Bill

**Group #2**

David Mollin  
John Kieser  
Pam Gumport  
Paul Deehan

Break groups down, collect maps. Reminder to all attendees, the first public meeting is June 1- an email notification will be sent to everyone, included with a lot of engagement between social media.

**Adjournment:**

Krzysztof adjourned the meeting at 2000 hours.