

## **Status**

This list of strategic goals was derived by the Master Plan Committee (MPC) from input from the Citizens Advisory Committee (CAC), and from relevant goals found in the Master Plans of other municipalities. They were reviewed by the Planning Board on January 10, 2024.

Note that these goals are not a complete or finished set. They are assembled to help guide the team that is writing the draft Housing Plan element. The team may develop additional goals and may choose to modify the wording of these goals as their work progresses.

The Housing Plan element-writing team will be led by Borough Planner Jim Kyle. The first draft will be posted here when it has been released by the writing team.

Comments and suggestions for the element-writing team should be emailed to [planning@penningtonboro.org](mailto:planning@penningtonboro.org).

## **3. Housing Plan Element**

The Housing Plan Element meets all the requirements related to affordable housing typically applied during Court review of such plans in conjunction with a Declaratory Judgment action. The Element includes required demographic analysis in the form of tables detailing the latest Census data available and includes projections of population and employment growth. It also summarizes existing affordable housing within the Borough.

### **Housing Plan Goals**

- 3.1. Ensure that Pennington's housing is welcoming, inclusive and accessible for people who are diverse in age, race, ethnicity, religion, abilities, and socioeconomic status. Support a variety of owned and rental housing types to achieve this goal. Promote senior, supportive, and accessible housing. Develop regulations to allow Accessory Dwelling Units.
- 3.2. Develop adequate affordable housing sites and zoning regulations.
- 3.3. Continue to utilize the most up-to-date NJ requirements for municipalities to ensure that a fair share of affordable housing is available.
- 3.4. Ensure future rezoning encourages the inclusion of affordable housing in all appropriate districts to ensure balanced growth, fair housing opportunities and diverse neighborhoods.
- 3.5. Support the development of affordable housing opportunities through adaptive reuse of existing buildings.
- 3.6. Preserve and protect existing affordable housing through restoration, rehabilitation, and preservation of existing housing whenever possible.
- 3.7. Preserve the affordability of units subsidized by federal, state and/or local public and

private sources.

3.8. Secure adequate funding for affordable housing.

3.9. Locate housing in areas with existing infrastructure and balance housing growth with infrastructure upgrades.

3.10. Prioritize sustainable development in planning, rehabilitating, and constructing new housing.

3.11. Ensure new and existing construction meets progressive energy and green building standards and certifications such as LEED, Passive House, NET Zero, or better.

3.12. Support and encourage residents to reduce the impact of greenhouse gas emission with a target of zero greenhouse gas emissions by 2050.

3.13. Educate residents on new technology as well as NJ and Federal financial incentives to move from fossil fuel to zero-emissions energy sources when replacing equipment such as heating unit, cooking ranges, and combustion equipment.

3.14. Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and to other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

3.15. Promote the conservation of building materials by preserving and upgrading existing housing when appropriate to reduce the waste stream, improve energy conservation, extend the useful life on in-place building resources, and limit the demand for extraction and fabrication of new building materials.

3.16. Consider the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character and protection of public health, safety and welfare.

3.17. Support and respect the diverse and distinct character of Pennington's neighborhoods.

3.18. Promote the preservation of sound existing housing as a way to maintain neighborhood character.