

2015 Annual Conference & Membership Meeting – October 20, 2015

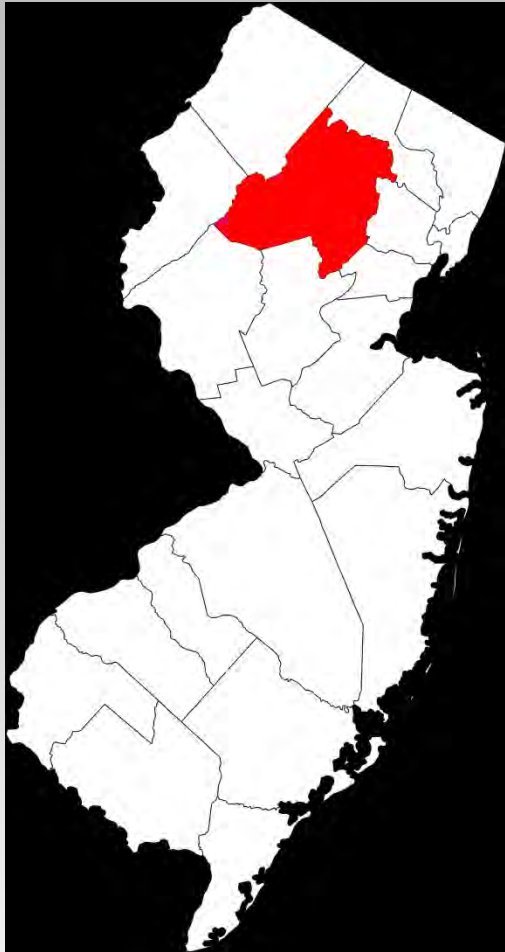
Housing and
Community Development
Network of New Jersey



Roxbury Township

Affordable Housing Program

Roxbury Township



6 Great Communities 1 Awesome Township!!!



PORT MORRIS

LANDING

LOWER BERKSHIRE VALLEY

LEDGEWOOD

KENVIL

SUCCASUNNA



Roxbury's Affordable Housing Program Key Elements

1. Scattered Site Location
2. Diversity in Housing Options
3. Sound Planning
4. Flexibility



Scattered Site Location

- Locate affordable housing within the different neighborhoods of Roxbury Township



Diversity in Housing Options

- Rehabilitation
 - Morris County Office of Community Development's Community Development Block Grant Program
 - Municipal Housing Trust Fund
- NJHMFA Special Needs Housing Partnership Loan Program
- Group Homes/Special Needs Housing
- Buy Down/Market to Affordable Program
- Use "D" Variance Applications
- Main Street Mixed-Use Zoning
- Age-Restricted Rental Units – Inclusionary Zoning
- Family Rental Units – Inclusionary Zoning
- For-Sale Family Units – Municipal Property
- Municipal Vacant Land



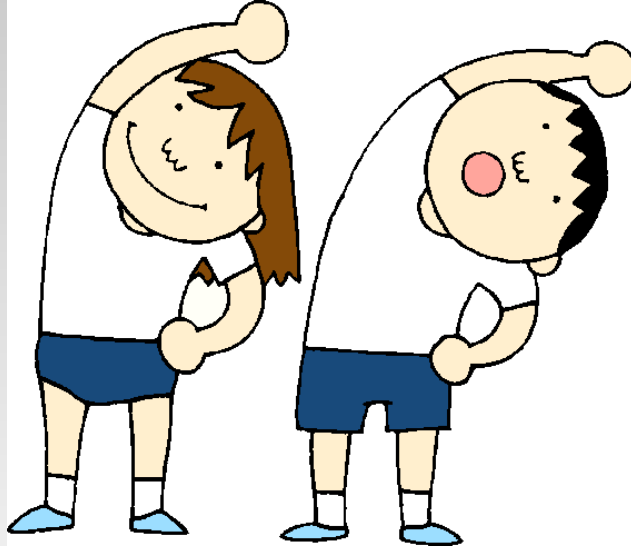
Sound Planning

- Relation to the Community
- Environmental Features
- Infrastructure
- Financing
- Enhancements
 - Public Transportation
 - Access to nearby businesses and services
 - Amenities



Flexibility

- Uncertainty of Regulations
- Be Open to Discussion



11 Salmon Road – Rehabilitation



133 Landing Road – Rehabilitation



319 Emmans Road – NJHMFA Special Needs Housing Partnership Loan Program



Port Morris Fire House Municipal Property



Port Morris Fire House Municipal Property



Hillside Avenue – “D” Variance Application



54 Main Street – Mixed Use Zoning



54 Main Street – Mixed Use Zoning



52 Main Street – Mixed Use Zoning



52 Main Street – Mixed Use Zoning



Lakeside Village – Inclusionary Zoning Market Units



Lakeside Village – Inclusionary Zoning



Lakeside Village



Lakeside Village



Renaissance – Inclusionary Zoning



Renaissance – Inclusionary Zoning Market Units



Dellamo – Inclusionary Zoning



River Park Village – 100% Affordable



River Park Village – 100% Affordable



River Park Village Community Center



