Affordable Housing Strategies for the Riverdale Park and Long Branch Purple Line Station Areas
A Bi-County Study For the Purple Line Corridor Coalition

Study Area

Question 1: What are the current planning and zoning conditions that govern the redevelopment potential of available residential parcels within walking distance of these two Purple Line station areas?

Question 2: What existing or possible future best practice tools (e.g., land use, capital, reducing costs) could be employed for these sites to achieve housing affordability priorities?

Question 3: What preservation incentives can be offered to property owners who want to help existing tenants while also upgrading their properties?

Question 4: What local government policies exist or could be developed to help preserve and upgrade the existing housing stock?

Study Questions

Context, Planning & Zoning Analysis

Research

Long Branch Station Area
CRT (Commercial Residential Town) Optional Method
FAR: 1.0-3.0 Building Height: 60-120 FT

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“Get in the Zone”: Consider rezonings that increase permitted densities and/or relax bulk/coverage regulations for sites closest to Purple Line stations

“Be Inclusive”: Incorporate inclusionary zoning to expand affordable housing opportunities with new development

“Trust(ees) of the Future”: Sustain a dedicated funding source to preserve and construct affordable housing

Matrix of Policy & Incentive Recommendations

Recommendations

Strategies to Increase & Preserve

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