

Appendix B

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Englewood's History with Affordable Housing

The City of Englewood has a long history of creating affordable housing that pre-dates the "Mt. Laurel" decisions and the State's intervention into the housing debate. In the 1960's, Englewood participated in the urban renewal process, created a local Housing Authority and in both policy and action, began to provide affordable housing to residents in accordance with federal guidelines (HUD).

In the 1970's, Englewood underwent a transformation by eliminating much of the City's substandard housing stock and creating the funding, zoning and other support activities that led to the largest number of affordable housing units constructed in the City's history. During the 1970's, the following major projects were constructed:

- Rock Creek Terrace (block 3404, Lot 4) - 147 residential units
- Parkview Terrace (Block 2107, Lot 1) – 124 residential units
- Martin Luther King Gardens (Block 2310, Lot 7; Block 2311, Lot 1.01, Block 2405, Lot 1.03, Block 2409, Lot 27.01) – 100 residential units
- Vincent K. Tibbs Building (Block 910, Lot 10.01) – 152 residential units

Almost ten years prior to the enactment of the Fair Housing Act, Englewood constructed 523 residential units, the vast majority of which were affordable. This construction alone accounted for well over 5% of the population in Englewood at the time. An additional 350 units in Englewood were and continue to be occupied under Section 8 certificates.

The commitment to affordable housing continued into the 1980's with the construction of Westmoor Gardens with 63 rental units, Englewood I and II with a combined 40 rental units, the Actors Fund assisted living facility and at least a dozen other smaller projects. Englewood's deep commitment to providing quality affordable housing is unequalled by any other community in Bergen County with the possible exception of Hackensack.

With a diverse population, economically, racially and ethnically, Englewood is unique with respect to its housing policies and practices. Ironically, the projects completed in the 1970's does not count towards affordable housing according to the Council on Affordable Housing because the construction predates the court mandated affordable housing that eventually became the Fair Housing Act and created the Council on Affordable Housing (COAH).

Englewood currently has seven different multi-family zones that permit higher density housing in numbers that insure the continuation and creation of affordable housing. Englewood has three overlay zones with high density residential development and the only requirement to build the higher density housing is the aggregation of a minimum acreage to insure that adequate green space and other amenities will be part of any housing development.

Both Englewood's Master Plan(s) and Zoning Ordinance in the past two decades since the Fair Housing Act was enacted, is consistent and supportive of the maintenance and creation of affordable housing. Englewood's local Housing Authority continues to operate and provide safe and affordable housing to hundreds of residents and thousands of residents continue to live in the many affordable public and private housing developments.

It is likely that over 15% of all residential housing in Englewood is affordable by the economic standards used by COAH. This is an accomplishment that is virtually unheard of in New Jersey communities outside of the major cities.

Englewood continues to be committed to affordable housing and the Housing Element reflects the City's active pursuit of opportunities to create new housing through re-zoning and forging partnerships in both the private and public sectors.