

HOUSING ACTION PLAN

INTENT

The Housing Action Plan is to provide guidance for meeting the housing needs of current and future residents of Middlesex Township. These needs are expressed in terms of quality, affordability, location, and amenities.

The Housing Action Plan is the Township's commitment to clean, safe, and attractive neighborhoods and to the elimination of substandard housing. This plan recognizes that a variety of housing types must be available to Township residents. Implementation of the policies and action strategies in the Housing Plan will foster the image of Middlesex Township as a good place for residential and other investment.

- Goals:*
- *Create a residential structure and housing pattern that strengthens the sense of community identity, fosters residential stability and character, and enhances the overall quality of life.*
 - *Provide opportunities for future residential development while maintaining the Township's rural character.*

HOUSING POLICIES

1. Assure new residential developments and neighborhoods are harmonious with the landscape and important natural or cultural amenities found within the Township.
2. Assure future housing and neighborhoods are designed and located to provide protection from floods, stormwater damage, erosion, unstable soil conditions and other incompatible uses.
3. Encourage the availability of housing for families of all sizes, all age groups, and various income levels.
4. Provide opportunities for housing types which are sensitive to shifting demographic trends, such as smaller household size and aging population.
5. Support opportunities for the rehabilitation of existing housing stock.
6. Attempt to establish housing densities that are compatible with adjacent areas and the available infrastructure.

ACTION STRATEGIES

Housing

1. Attempt to provide for the location of affordable housing (rental and moderate-cost, multi-family housing), especially in areas convenient to major employment centers and public transportation facilities.

Variety of Housing Types

2. Consider amending the Zoning Ordinance to encourage greater use of unified planning districts.
3. Consider amending the Zoning Ordinance to allow cluster/ open space residential development in certain residential zoning districts.
4. Consider amending the Subdivision and Land Development Ordinance to require wetland delineations and deduct wetland areas from lot calculations.
5. Consider amending Subdivision and Land Development Ordinance to require slope delineations of 15 percent or greater and deduct slope areas of 15 percent or greater from lot calculations.
6. Consider amending Subdivision and Land Development Ordinance to require the identification and delineation of floodplains and deduct floodplains from lot calculations.
7. Consider amending the Zoning Ordinance to include innovative residential development techniques such as unified planning districts and open space development to reduce site development costs.
8. Encourage a variety of housing types and densities in individual developments through local ordinances, in a manner that ensures compatibility and additional open space for those living in that development.

Growth Management

9. Encourage locating new residential developments near existing services such as central sewer and water facilities, adequate public roads and transportation systems, retail facilities, emergency services, recreational opportunities, educational facilities and social services.

Housing Location

10. Encourage and support sound and creative housing proposals within appropriate areas, as designated on the future land use map.

11. During subdivision and land development reviews consider such impacts as noise, air quality, visual blight, glare and vibrations in assessing the suitability of a site for residential development. Consider amending the Subdivision and Land Development Ordinance to provide requirements for considering these impacts.
12. Consider using limited in-fill development practices in situations where there is existing infrastructure to provide housing opportunities that are convenient to jobs, transit services, shopping and supportive programs.

Housing Rehabilitation and Codes Enforcement

13. Enforce housing and building codes to ensure that all housing units and structures comply with Township requirements.
14. Encourage landowners and developers to preserve and rehabilitate sound residential structures and neighborhoods to the extent feasible.