Taking First Steps Toward a Transit-Friendly Future

SOUTH JERSEY EDITION

~ a TOD in Your Downtown Event ~

Thursday, November 12, 2026
10:00 am – 12:30 pm









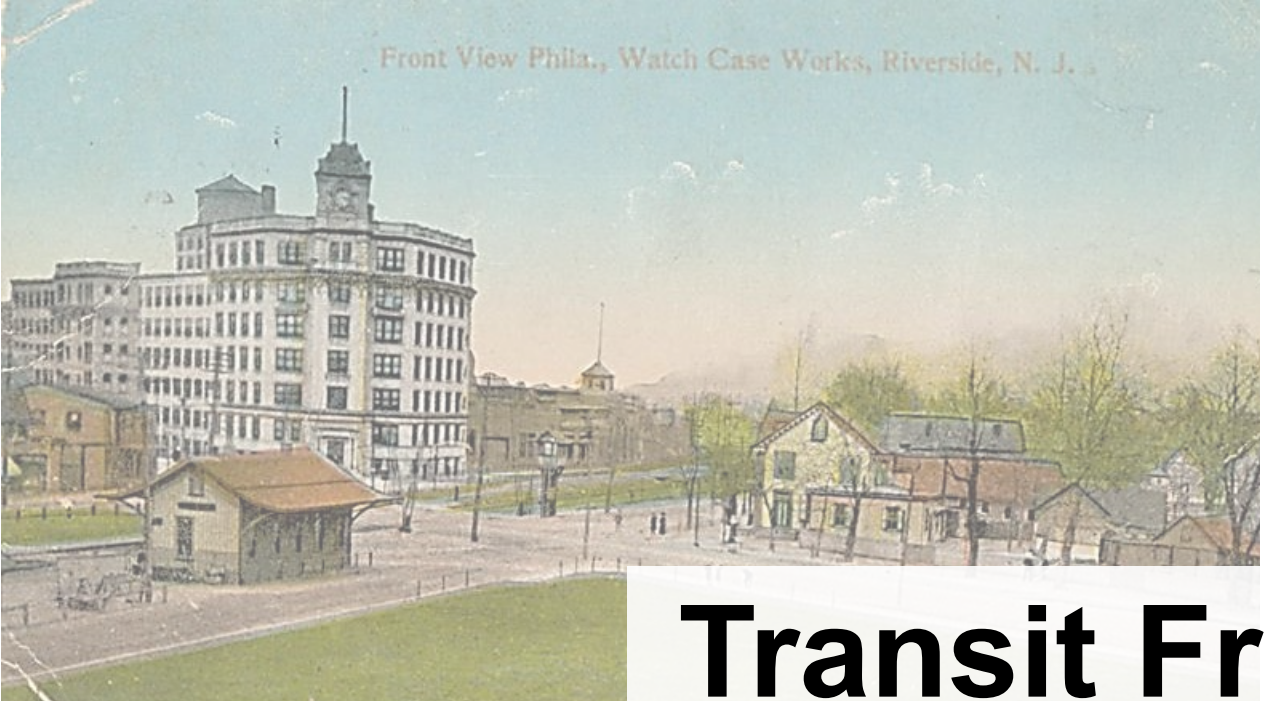
NJTOD

Transit Friendly Planning

With support from

RUTGERS

RowanUniversity





Transit Friendly 101
Back to Basics






River LINE


Welcome To
Historic Bordentown City
WOODLIN LODGE
Nº 30
ORGANIZED 1876
Industrial School




Trenton
Transit Center




EPC BIBLE SCHOOL

Old Bridge Park and Ride






Present


Future


Somerville
2012


S BRIDGE ST
2024


Division St.


2012

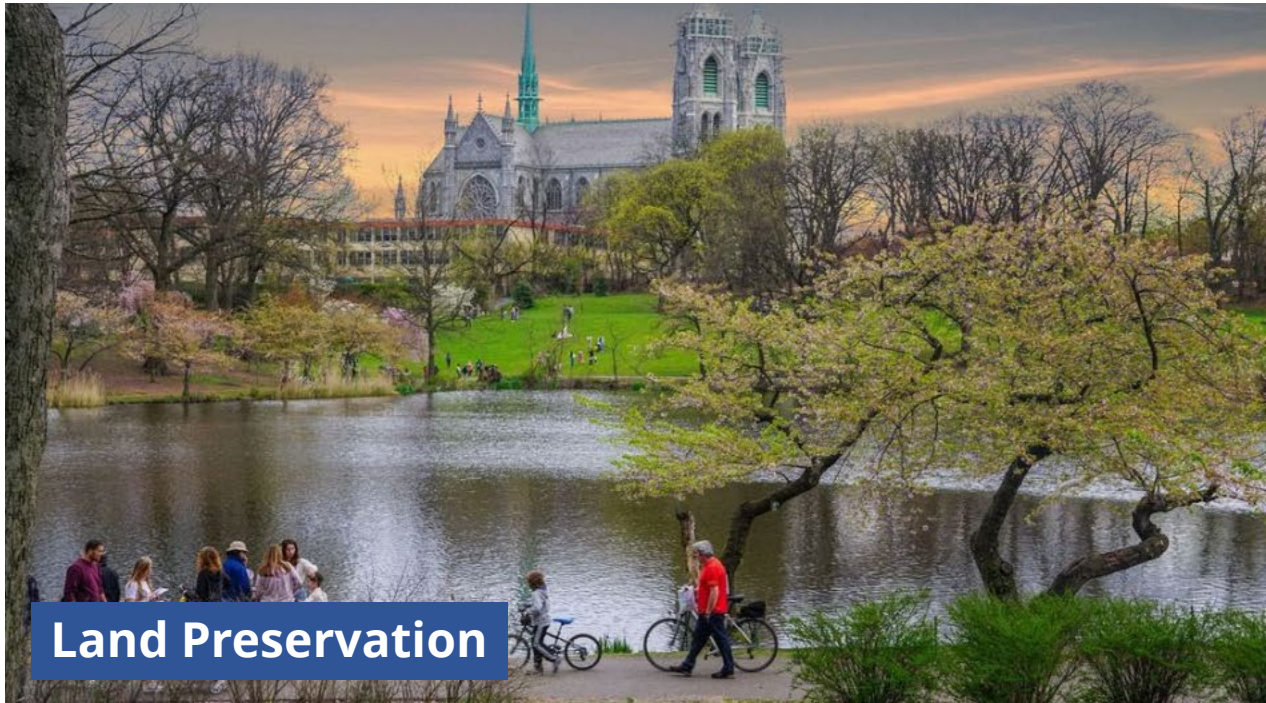

2012
W Main St


2026
SOMERVILLE
CELEBRATES
250
WHERE
HISTORY
INSPIRES
THE FUTURE


Vibrant Downtown


Community Investment

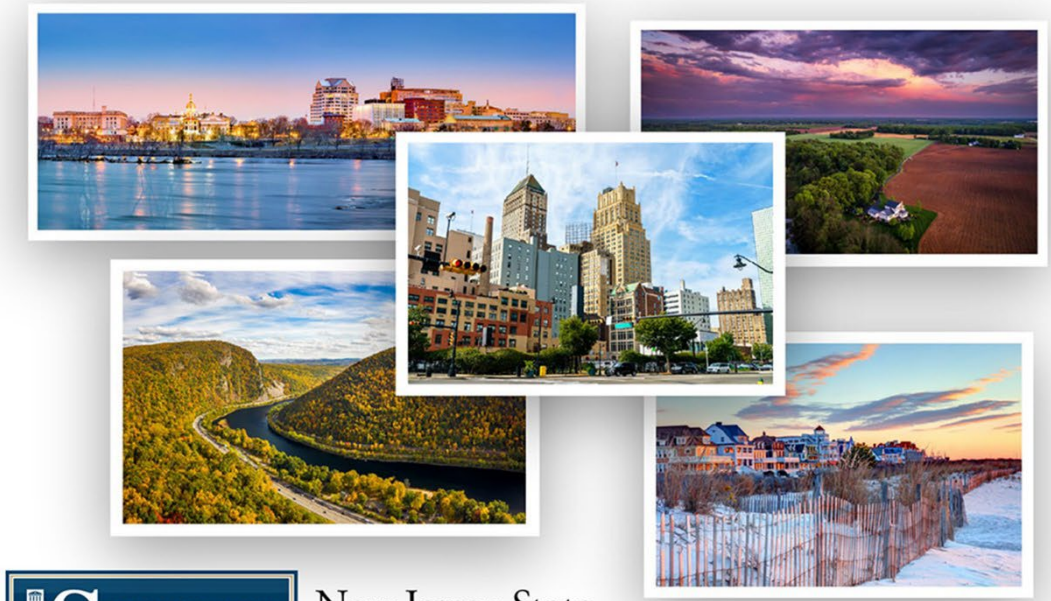

Housing Choice


Land Preservation



STEP 1: UNDERSTAND THE PLACE

THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN



New Jersey Department of State

New Jersey State Planning Commission

Adopted December 17, 2025



STEP 2: SHAPE THE FRAMEWORK



STEP 3: START SMALL




606
HAMILTON
RAIL STATION
River LINE





The State Development and Redevelopment Plan

- 1st new State Plan in nearly 25 years
- Framework to align planning, policy, and investment decisions at all levels of government
- 10 Goals
  - Economic Development
  - Housing
  - Infrastructure
  - Climate Change
  - Natural and Water Resources
  - Equity
  - Revitalization and Recentering
  - Natural and Water Resources
  - Historic and Scenic Resources
  - Comprehensive Planning
- Promotes Mixed-Use Planning Strategies
- Technical Assistance and State Agency Coordination



Transit Village Initiative

The purpose of New Jersey's Transit Village Initiative is to incentivize municipalities to implement best practices in transit-oriented development that align with the goals of the State Development and Redevelopment Plan, advance a shared Smart Growth vision, and enhance public transportation ridership, safety, and active mobility for all community members.

Transit Village Coordinator: Jelena Lasko

- **37 Designated Transit Villages**
- **30 Million+ Grant Funding**
- **10 State Agencies and MPO's**
- **Transit-Oriented Development**
- **Bicycle and Pedestrian Priority**



Transit Friendly Planning

Program Overview



NJ TRANSIT

Transit Friendly Planning Mission

Since 1999, Transit Friendly Planning (TFP) has been an external-facing program that serves to advance NJ TRANSIT's mission through transit-supportive land use planning around NJ TRANSIT stations.

Key Objectives

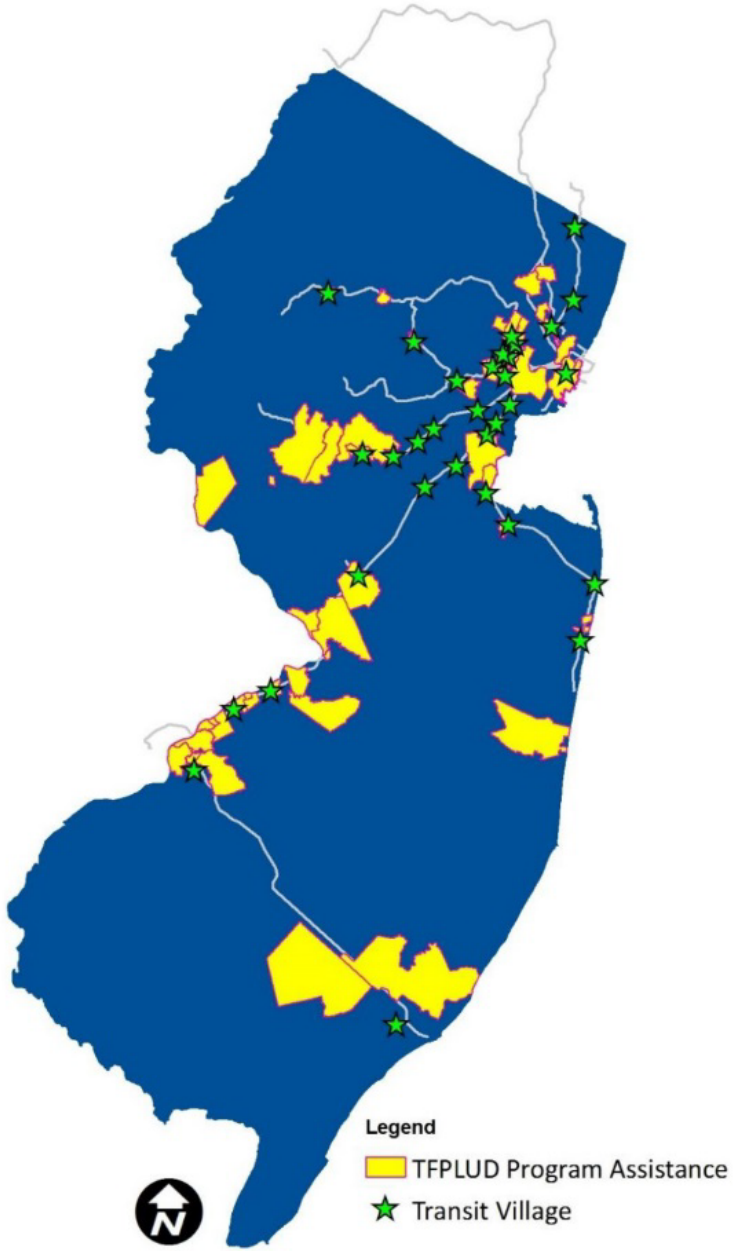
- Builds and maintains local partnerships to encourage TOD
- Works directly with state agencies on joint initiatives
- Acts as an intra-agency collaborative forum
- Provides local planning technical assistance to municipalities



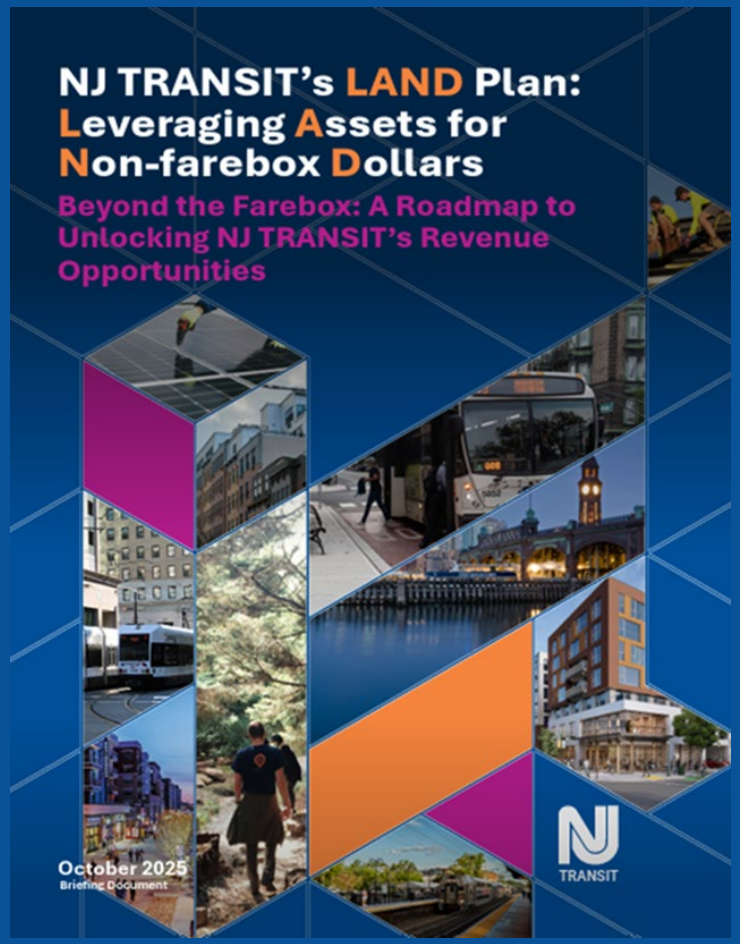
Transit Friendly Planning

Pillar 1: Technical Assistance

- Recently Completed Projects
  - Gentle Density for NJ Communities
  - Gentle Density Guide for Metuchen
  - Red Bank Preliminary Development Review
  - Route 9 TOD Planning Project –FTA Grant
  - Pennsauken Transit Center TOD Study – DVRPC Grant
  - Mahwah TOD Vision Plan
- Station Access Projects
  - Atlantic City Station Access Plan
  - Dunellen Active Transportation Plan
- Additional Strategic Studies/Resources
  - Transit Usage Impacts of NJ TODs
  - Benefits of Transit Study
  - Value Capture White Paper



NJ TRANSIT Real Estate / TOD



- Development on NJ TRANSIT-owned or controlled land
- njtransit.com/tod
  - Policy Statement
  - Projects
  - Interactive Map
  - Solicitations / Unsolicited Requests

Kristen Mitchell, Director, Transit Oriented Development
NJ TRANSIT Real Estate & Planning
kemitchell@njtransit.com

ABOUT US:

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) provides funding for affordable home ownership and housing opportunities for New Jersey residents. NJHMFA is the State's housing finance agency.

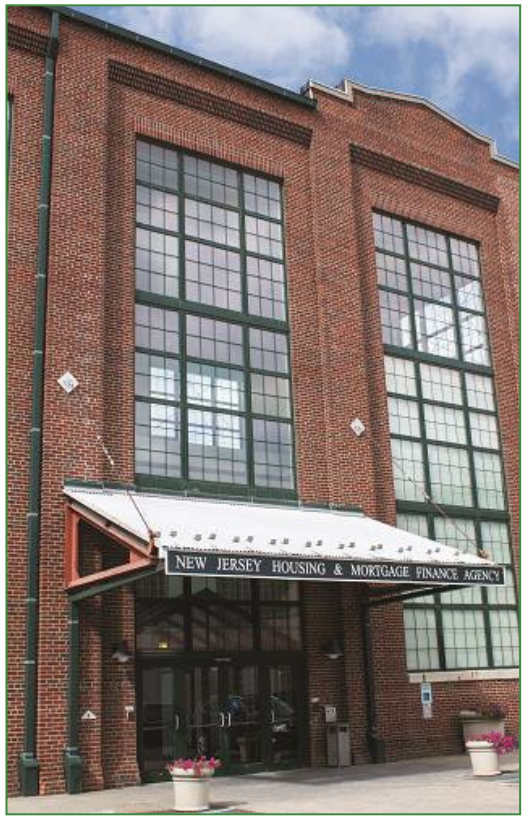
MISSION:

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) advances the quality of life for residents of and communities throughout New Jersey by investing in, financing, and facilitating access to affordable rental housing and homeownership opportunities for low- and moderate-income families, older adults, and individuals with specialized housing needs.

Presenter:

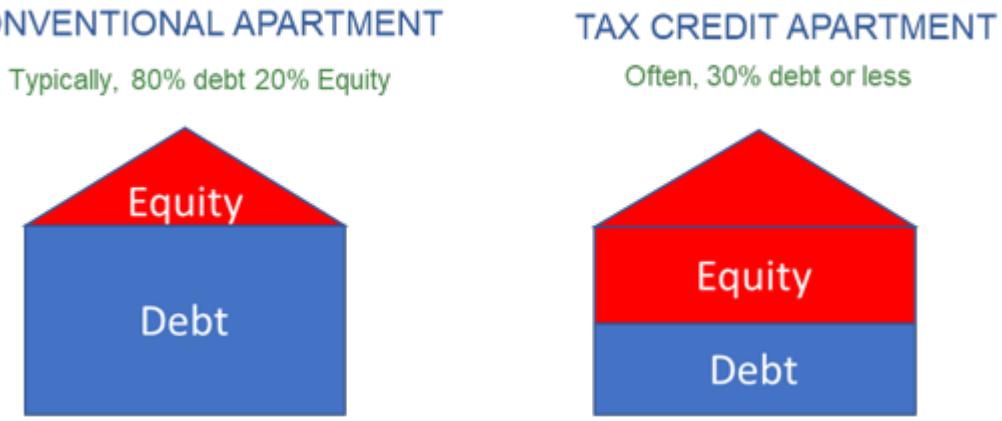
Jonathan Sternesky, Director of Policy and External Affairs

NJHMFA
HOUSING & MORTGAGE FINANCE AGENCY



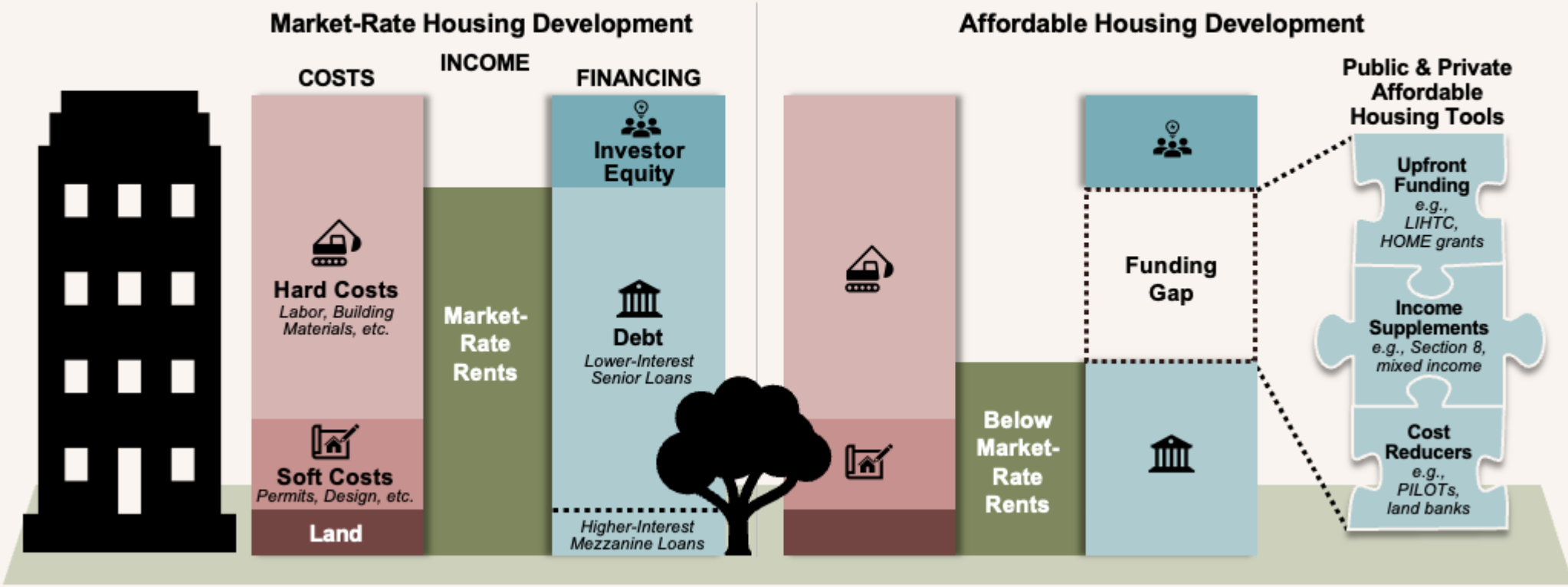
LIHTC

- Tax credits are a dollar-for-dollar reduction in a taxpayer's income tax liability
- State housing finance agencies are allocated a certain number of credits each year based on the population
- In 2026, the tax credit ceiling increased to $3.416 per resident -- in New Jersey, this would be $3.416 x 9,288,994 or an allocation up to about $31,730,000
- NJHMFA will allocate these dollars to developers who then sell them to investors to get equity (capital) for their affordable housing developments
- The investors can reduce their tax liability by $1 for each tax credit purchased



Capital Stacking 101

Costs, Income, and Financing for Housing Development



*The figure is representative and not based on real data.

SycamoreTN.org

LIHTC: 9% vs. 4% Tax Credits

- Developers can either be awarded 9% or 4% LIHTC
- 9% LIHTC subsidizes the vast majority (70%) of project costs, making them very competitive deals
- 4% LIHTC subsidizes about 30% of project costs, often requiring other forms of subsidy to be included

	9% Credit	4% Credit
Why the name?	Applicable percentage to yield 70% net present value	Applicable percentage to yield 30% net present value
Eligible activities	New construction; rehab	New construction; rehab; acquisition
Other funding restrictions	No tax-exempt bonds	Tax-exempt bonds OK
Competitive allocation	Yes	No
Allocation frequency	Typically once per year	Rolling
Allocated from fixed pool	Yes	No
Eligible for state-discretion basis boosts	Yes	No
Equity generation	Strong	Weak

LIHTC Gap Subsidy Programs

- Affordable Housing Production Fund: pairs with 4% LIHTC to spur new affordable housing production in municipalities with substantive certifications for fully affordable projects
- Workforce Housing Program: pairs with 4% LIHTC on mixed income projects to ensure that a percentage of market rate units are subject to affordability controls for families at 80% to 120% AMI
- Hospital Partnership Subsidy Program: matches funding contributions from participating hospitals to provide affordable rental apartments for low- and moderate-income families, particularly focusing on residents with special needs

New Jersey LIHTC Dashboard

Data Current Through: March 2026

"In Development" = Received either credit reservation (9%) or HMFA financing commitment (4%).

NJHMFA HOUSING & MORTGAGE FINANCE AGENCY

Award Year: 1987 – 2026

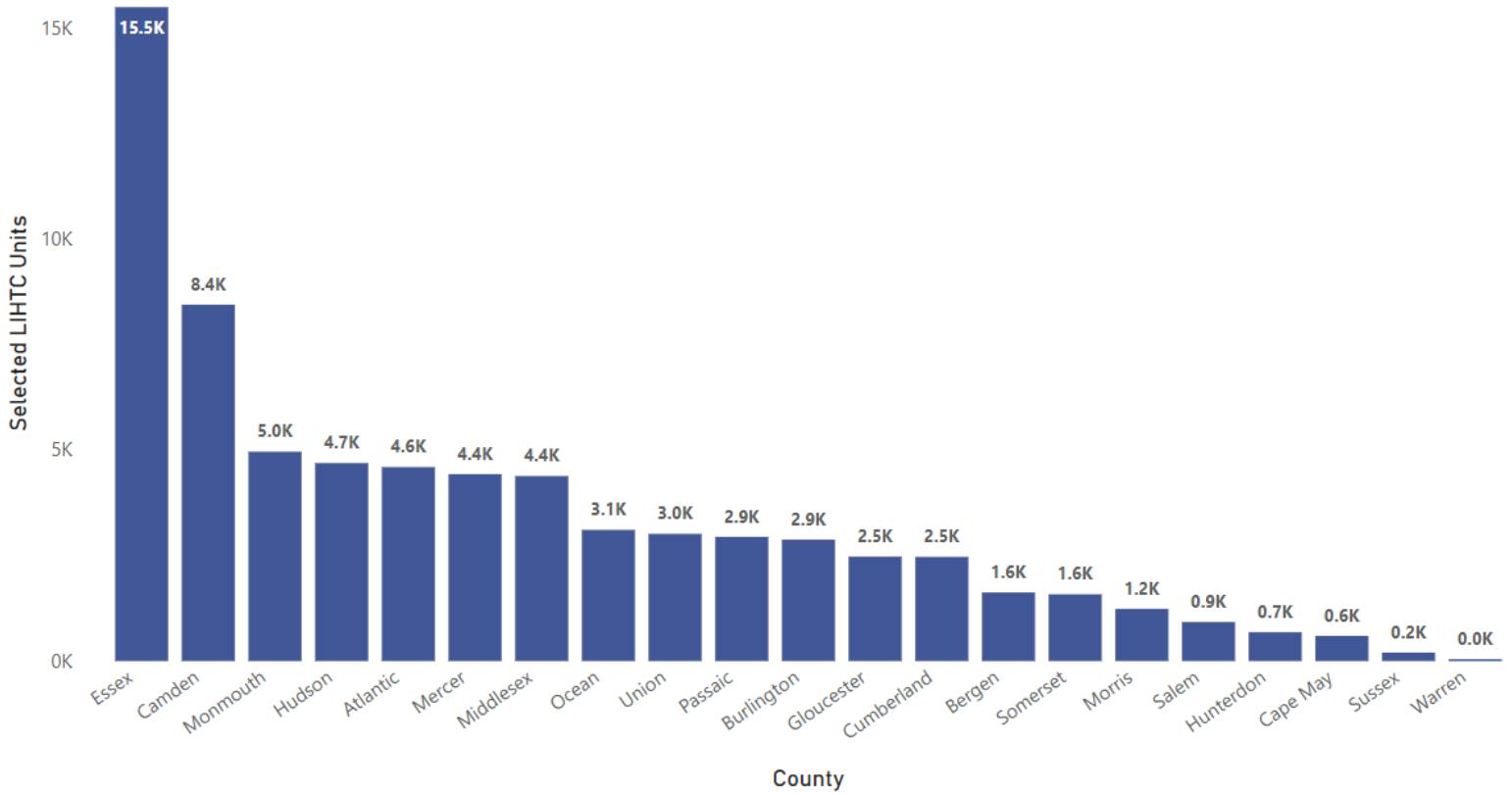
Property Status: Completed

LIHTC Type: ☐ 4% ☐ 9%

Construction Type: ☐ New Construction ☐ Preservation / Rehab

946	70.6K	94.0%
LIHTC Properties	**LIHTC Units**	**Pct. of Units Affordable**

LIHTC Units by County



Municipal Breakdown

Municipality	Number of LIHTC Properties
Newark	105
Jersey City	56
Camden	51
Trenton	42
Atlantic City	32
City of Orange	30
Elizabeth	29
Paterson	27
East Orange	22
Asbury Park	19
Edison	11
New Brunswick	10
Bridgeton	9
Long Branch	9
Plainfield	8
Pleasantville	8
Cherry Hill	7
Irvington	7
Millville	7
Neptune Township	7
Red Bank	7
Somerset	7

https://www.nj.gov/dca/hmfa/resources/lihtc/

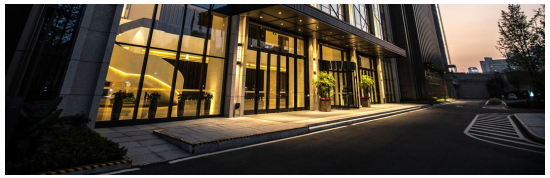
NJEDA SMALL BUSINESS GRANT PROGRAMS

Small Business E-Commerce Support Program

Provides free e-commerce and digital marketing consulting services to NJ small businesses in the restaurant, retail and personal care industries that operate from a commercial location.

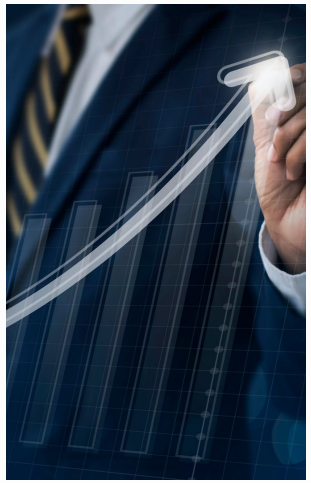
Main Street Acquisition Support Grant

Reimburses NJ small businesses up to $50,000 for closing costs related to the purchase of a NJ commercial property from which the small business will operate.









Small Business Fund

Provides up to $500,000 in funding for eligible NJ-based businesses with revenue less than or equal to $3 million. Funding can be used for working capital, the purchase or refinance of owner-occupied commercial real estate, and equipment.

Direct Loans

Provides up to $2 million in financing for eligible NJ-based businesses committed to job creation/retention in NJ. Funding can be used for working capital, the purchase or refinance of owner-occupied commercial real estate, and equipment.

Premier Lender Program

Provides up to $2 million in funding through the partnership with banks. Funding can be used for working capital, the purchase or refinance of owner-occupied commercial real estate, and equipment.

Bond Financing

Eligible New Jersey manufacturing companies can apply for up to $10 million, and New Jersey 501(c)(3) nonprofits and exempt facilities can apply for long-term financing with no cap on the dollar amount.

NJEDA LOAN PROGRAMS

VIEW ALL PROGRAMS: njeda.gov/activeprograms/

NJEDA
ECONOMIC DEVELOPMENT AUTHORITY

State of New Jersey
Department of
Community Affairs

Local Planning Services
Main Street New Jersey

Local Planning Assistance through LPS



Master Plans and Redevelopment Plans

- Assist municipalities in the development, drafting and re-examination of Master Plans, including Master Plan Elements. Prepare Redevelopment Plans.

Land Use Planning and Mapping

- Review existing studies and plans, analyze census and other demographic data, create GIS maps, facilitate public focus group meetings, draft land use ordinances, and propose recommendations.

Economic Development Plans

- Analyze demographic trends including characteristics of residents, housing conditions, property values, and employment data to propose strategies to create economic development in the municipality.

Special Municipal Projects

- Provide assistance to implement special municipal projects.

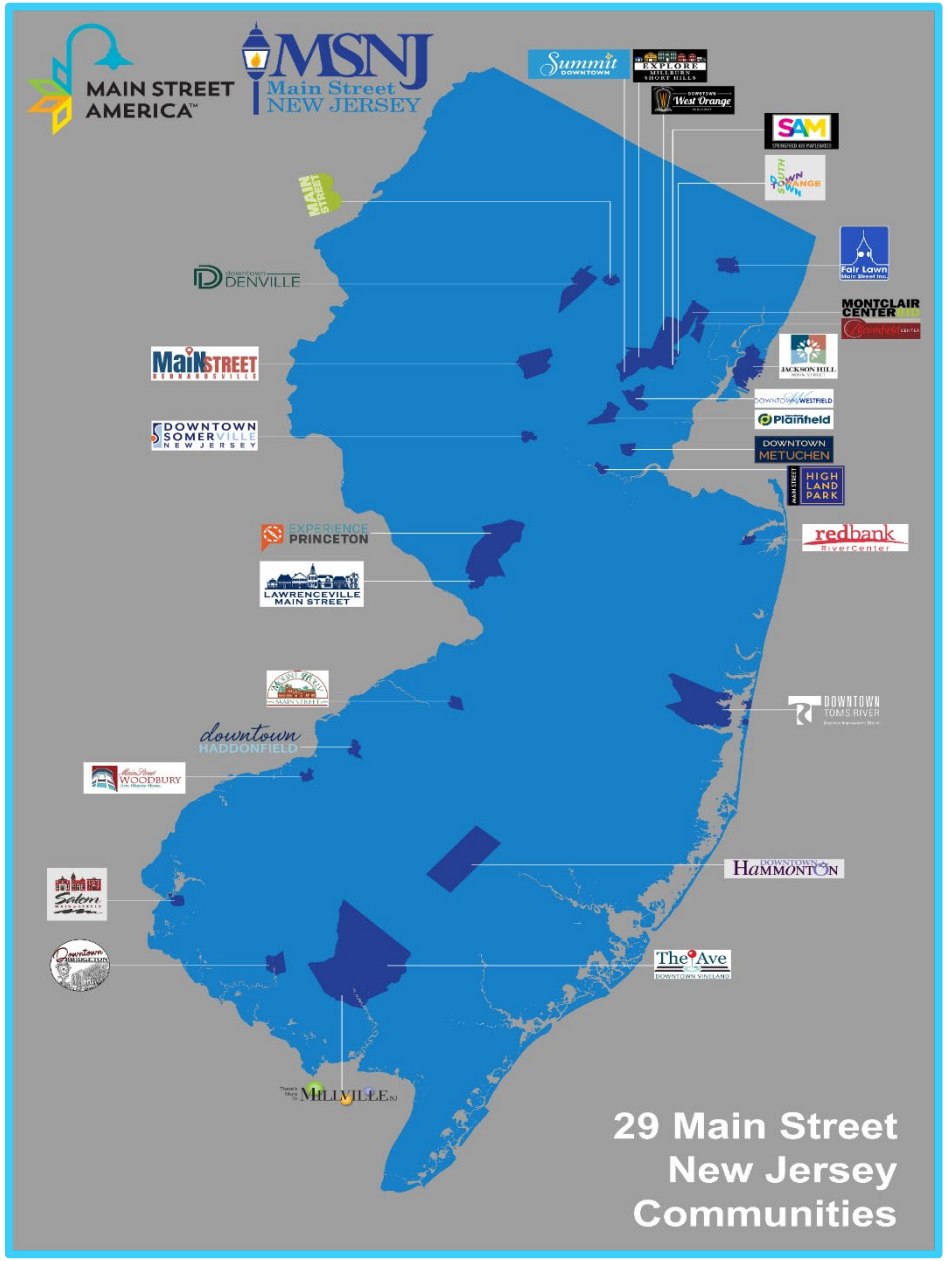




Main Street New Jersey

- A comprehensive revitalization program that promotes the historic and economic redevelopment of traditional business districts in New Jersey.
- Created in 1989 by N.J.S.A. 52:27D-452 et. seq.
- Part of the Division of Local Planning Services, Department of Community Affairs

MSNJ
Main Street
NEW JERSEY

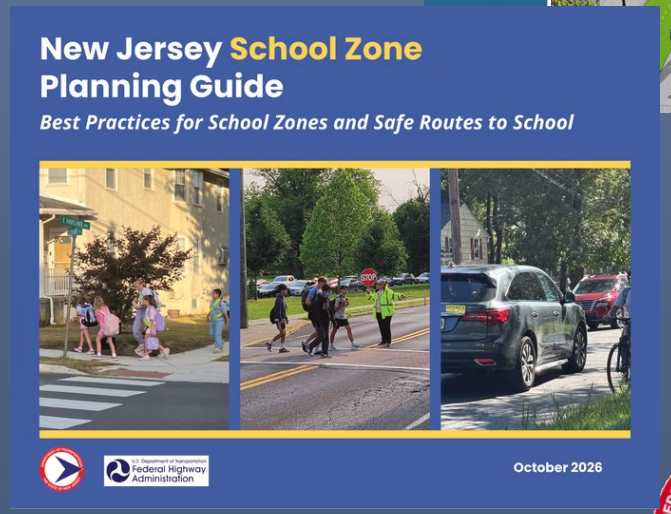


NJDOT Resources for Bikeable, Walkable Streets

- Complete Streets Guidance
- Bicycle and Pedestrian Planning Assistance
- Local Aid, Bike/Ped and Safe Routes to School Resource Centers

RESOURCE CENTER
NJDOT LOCAL AID





Elise Bremer-Nei, AICP/PP
NJDOT Bicycle and Pedestrian Coordinator

Division of Statewide Planning

DOWNTOWN NEW JERSEY

Education

- Technical Assistance
- Quarterly Newsletters
- Quarterly Round Tables
- Webinars & ZOOM Exchanges
- Annual Conference

Advocacy

- Policy Watch
- Real Time Policy Advisories
- Legislative Testimony

Recognition

- Annual Awards
- Quarterly Member Spotlights
- Social Media Shares

www.DowntownNJ.com

Downtown New Jersey is a member-supported non-profit organization.

DOWNTOWN NEW JERSEY

STRONGER DOWNTOWNS BRIGHTER TOMORROWS

UPCOMING DOWNTOWN NEW JERSEY EVENTS

ROOTED & RISING

Downtown New Jersey Annual Conference

Tuesday, December 1, 2026
Nassau Inn | Princeton, NJ

Join downtown leaders from across New Jersey for a day of ideas, inspiration, and connection.



Register at DNJConference.com

New Jersey LEAGUE OF MUNICIPALITIES

2026 Annual Conference
November 17 - 19 • Atlantic City, NJ

Downtown New Jersey at NJLM

Commercial to Community:
Rethinking Downtown Land Use & Design

Day 1 | Tuesday, November 17, 2026

3:45 PM

Room 318 | Atlantic City Convention Center

Explore how **downtowns** are being **reimagined through** land use, design, investment, and partnership strategies.

Learn more at **DowntownNJ.com/programs**

DowntownNJ.com | Follow us on Facebook, Instagram & LinkedIn: **@downtownnj**

Ground Rules



Participate & share



Make space for all voices



Stay focused on the topic



Trust the note taker



Use a notecard for questions & ideas

Let’s Get the Conversation Started

For Communities

1. Where is your town in your transit friendly planning process?
2. What challenges or opportunities are shaping your work?
3. What kind of assistance would be most helpful?

   Assessment ● Planning ● Zoning ● Parking ● Complete Streets ● Early Actions

4. Projects or ideas already in the pipeline?

For Agencies & Organizations

1. How can your organization help towns get started?
2. What technical assistance, funding, or guidance is available?
3. What strategies help communities address parking, density, affordability, and public support?
4. When should towns reach out, and who should they contact?

Thank You for Participating

What is your community's next step?

Share feedback, questions
& ideas for future programs.

Scan the QR code

Or use: go.rutgers.edu/sjtod

Your input will help shape future
NJTOD and Transit Friendly
Planning resources and events.

NJTOD

Transit Friendly Planning

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