

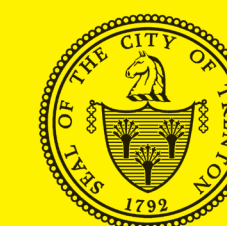


TRENTON CHOICE

TASK FORCE MEETING - HOUSING

August 19, 2020

isles



AGENDA

1. INTRODUCTIONS
2. ABOUT THE HOUSING PLAN
3. EXISTING CONDITIONS & SURVEY RESULTS
4. DISCUSSION & EXPLORATION
5. TAKEAWAYS FROM DISCUSSIONS
6. NEXT STEPS



MEETING OVERVIEW

This meeting will explore what the Housing Plan should address; provide an overview of existing conditions and opportunities; and start to identify priorities for the Housing Plan.

HOUSING PLAN

PROGRAM REQUIREMENTS

- **Right to Return for Tenants.** Each tenant who wishes to return to the on-site or off-site replacement housing may return if the tenant was lease-compliant at the time of relocation and continued to remain lease-compliant during the relocation period.
- **One-for-One Replacement of Public and/or Assisted Housing Units.** For all public housing dwelling units still physically standing as of the application due date which will be demolished or disposed, the Transformation Plan must provide for the replacement of at least the same number of bedrooms.



HOUSING GOAL

Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

About the

HOUSING PLAN

LOCATION

Replacement housing can be developed either:

- **On-site.** This could be on the Donnelly Homes site OR in the Choice Neighborhood boundary.
- **Off-site.** Outside of the Choice Neighborhood boundary but within the metropolitan area within 25 miles of Donnelly Homes. The location must offer access to economic opportunities, public transportation, social, recreational, educational, commercial, health facilities and services and other services similar to the Choice Neighborhood. The site may not be located in areas of minority concentration nor in areas with a poverty rate above 40 percent.

About the

HOUSING PLAN

DESIGN

The Transformation Plan must incorporate:

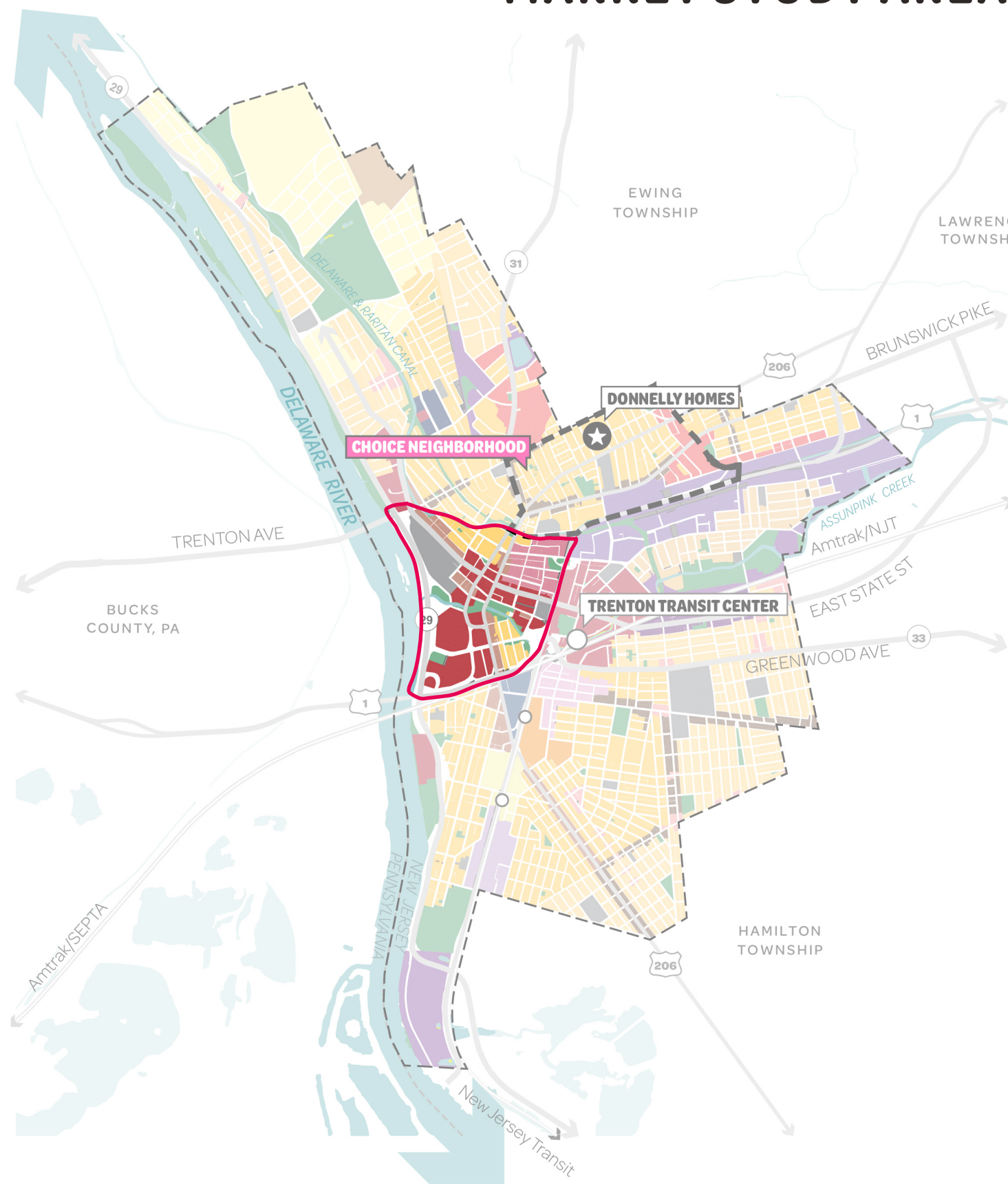
- **Sustainable Development Practices.** This includes compact development with access to transit choices, services, amenities, and employment.
- **Energy Efficiency and Green Building Standards.** The design should maximize energy efficiency and water savings and improve the health of residents. The design should meet the standards of a recognized green rating program.
- **Excellence in Design.** HUD is seeking high-quality physical design.

HOUSING

REAL ESTATE MARKET + POTENTIAL OPPORTUNITIES

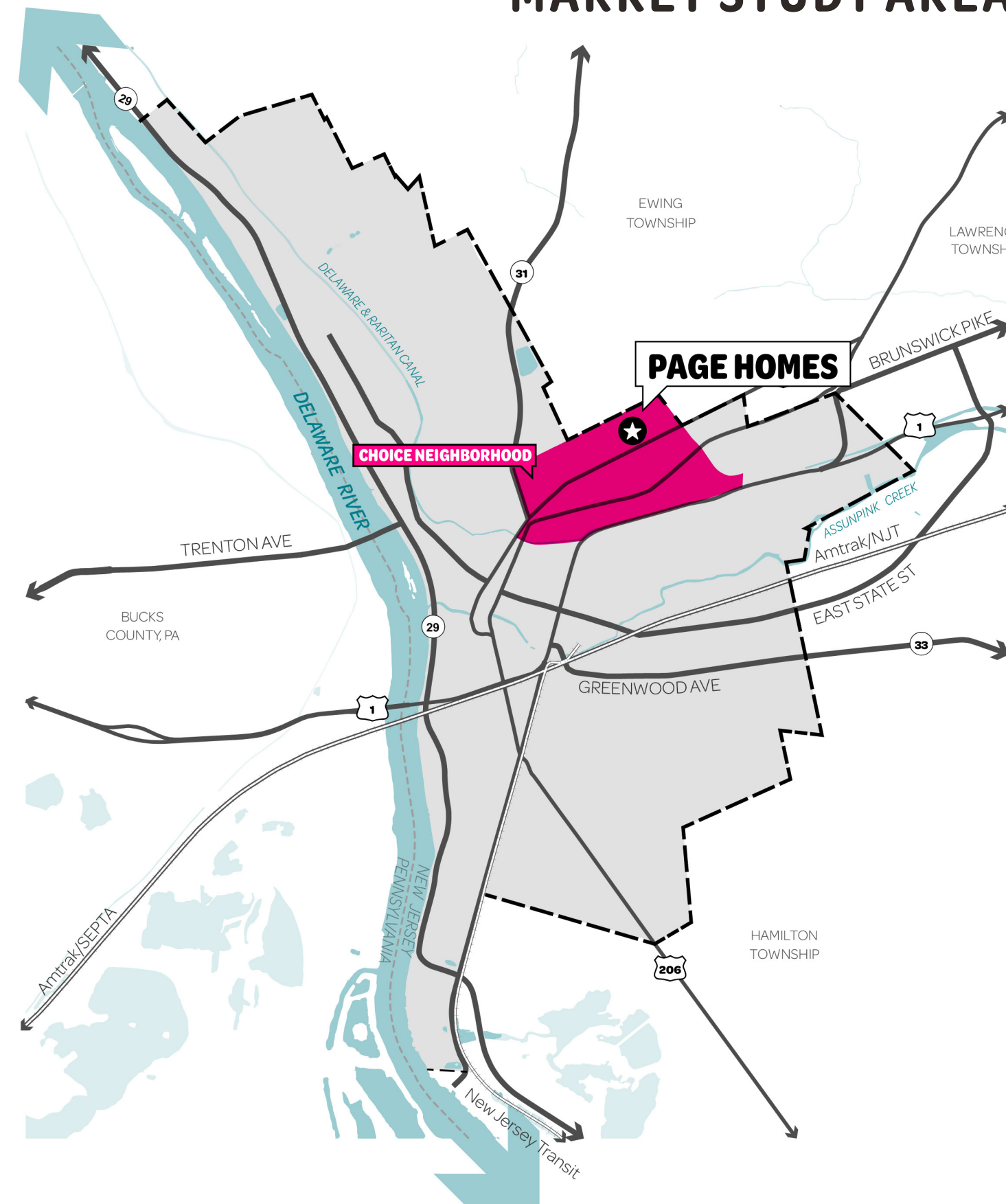
RECENT HOUSING MARKET STUDIES

DOWNTOWN TRENTON HOUSING MARKET STUDY AREA



Downtown Trenton 2018 Residential Study Summary. Greater Trenton and Trenton Parking Authority. Zimmerman/Volk Associates, Inc. in conjunction with the City of Trenton and Mercer County.

PAGE HOMES MARKET STUDY AREA



Market Study of Proposed LIHTC Family Project – City of Trenton Page Homes (77 Units). Prepared by J. McHale & Associates, Inc. for Conifer Realty, LLC on April 13, 2017.

MARKET RATE DEMAND EXISTS

Over the next 5 years, there is unmet market demand to support up to **760 new market-rate units** in Downtown Trenton Study Area.

LIHTC/AFFORDABLE DEMAND EXISTS

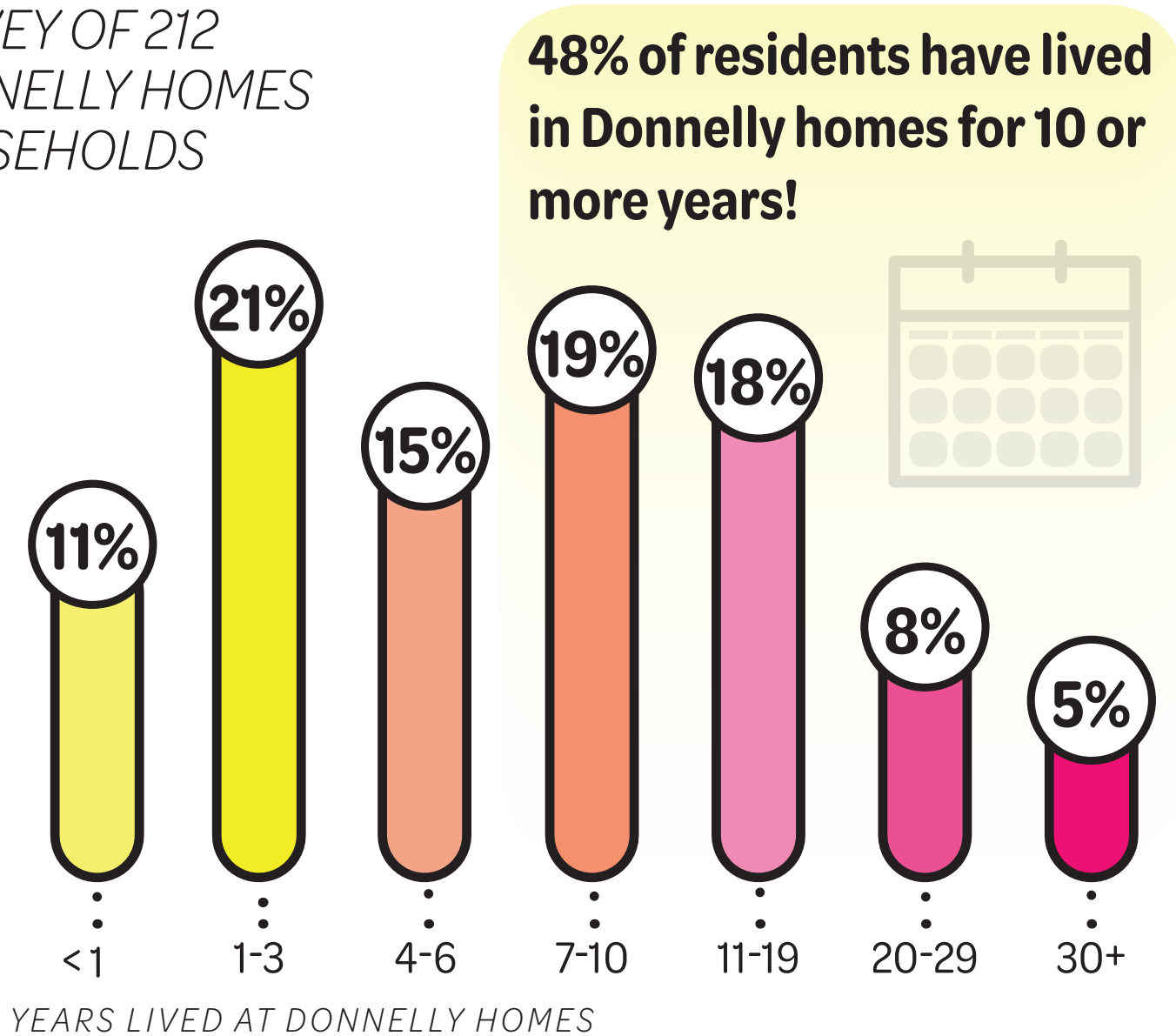
- ▶ Minimal LIHTC product or competition currently exists within the market.
- ▶ **Demographics indicate ample supply of "income-eligible" residents. A major shortage of quality housing product exists.**

HOUSEHOLD SIZE + LIFESTYLE CHANGE

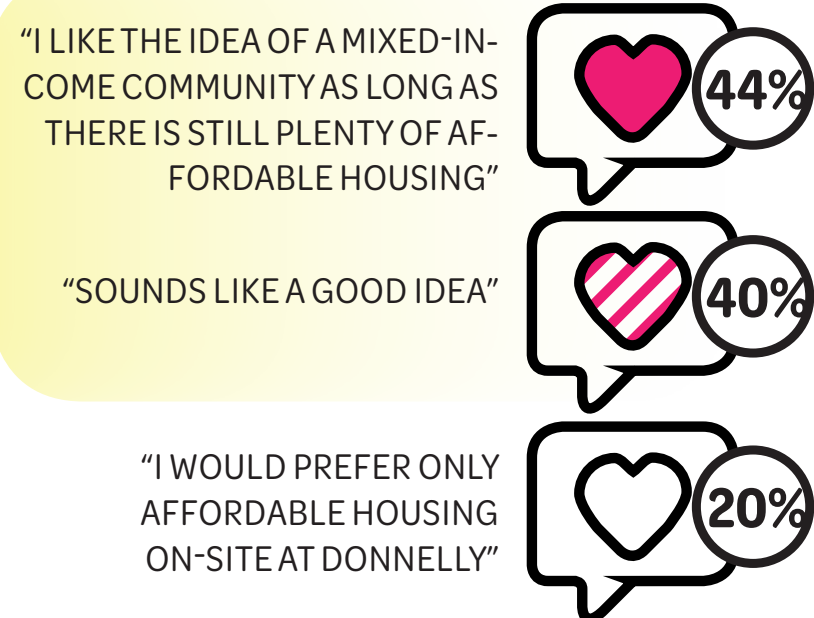
- Shrinking household sizes (1-2 people/HH)
- Homebuyers are more than 63% one- and two-person households
- The 37% of homebuyers that are family households are equally likely to be non-traditional as traditional families.
- Millennials have a strong propensity for renting rather than owning.

SURVEY RESULTS

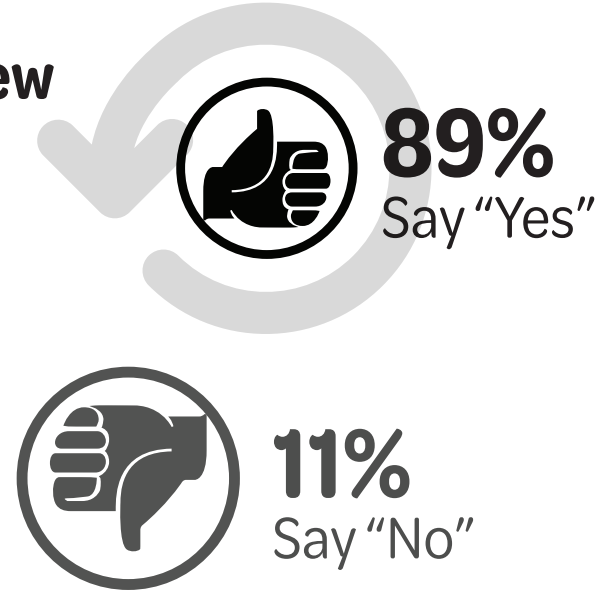
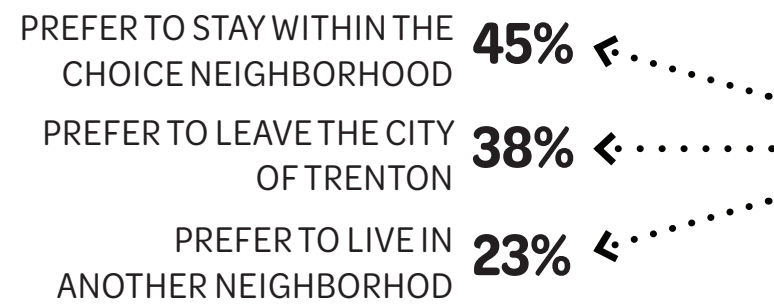
RESULTS FROM OUR SURVEY OF 212 DONNELLY HOMES HOUSEHOLDS



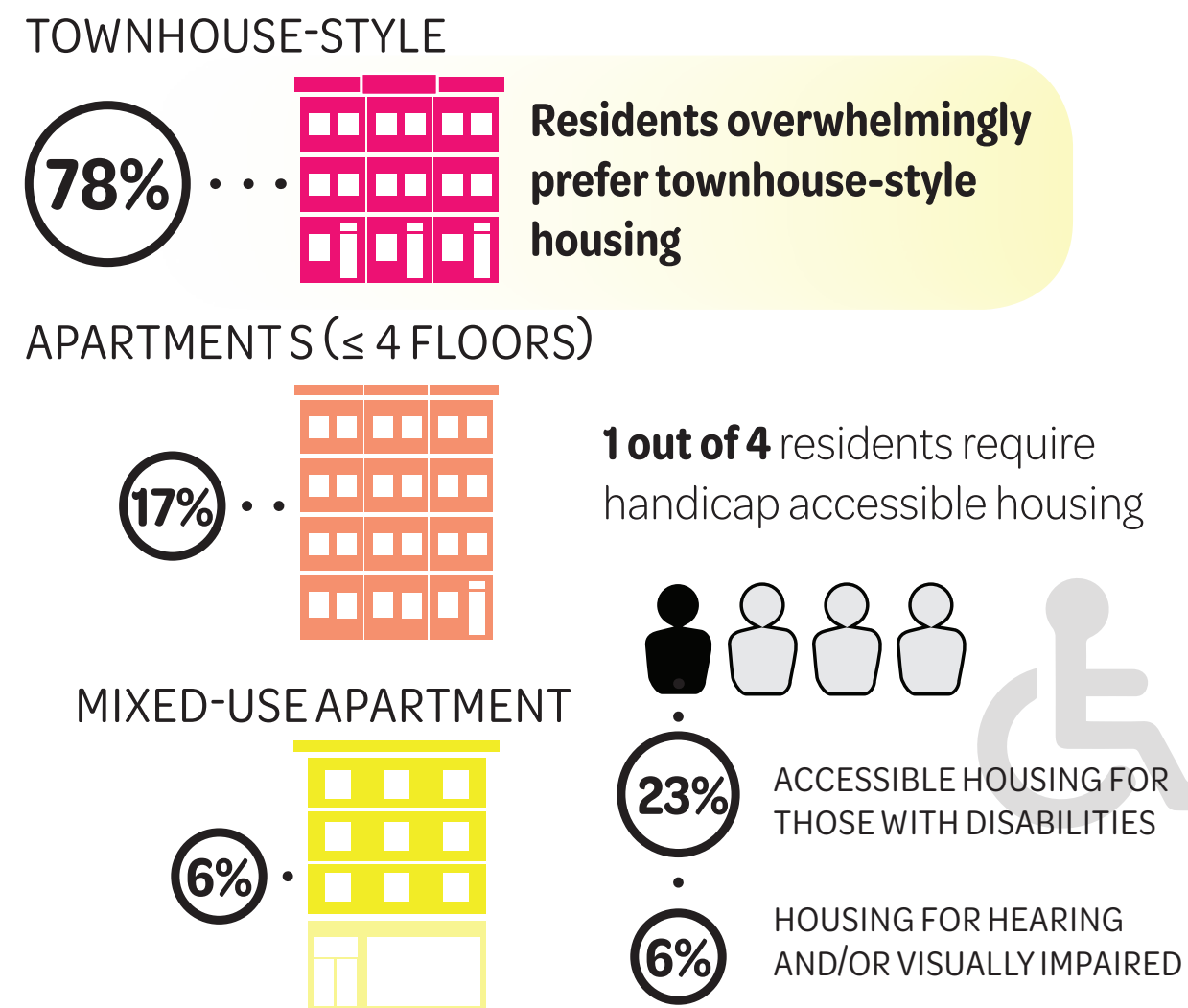
How do you feel about creating a mix of housing on-site at Donnelly Homes to attract residents with a mix of incomes?



Would you like to return to new housing on the redeveloped Donnelly Homes site?



What type of housing would your household prefer to live in?

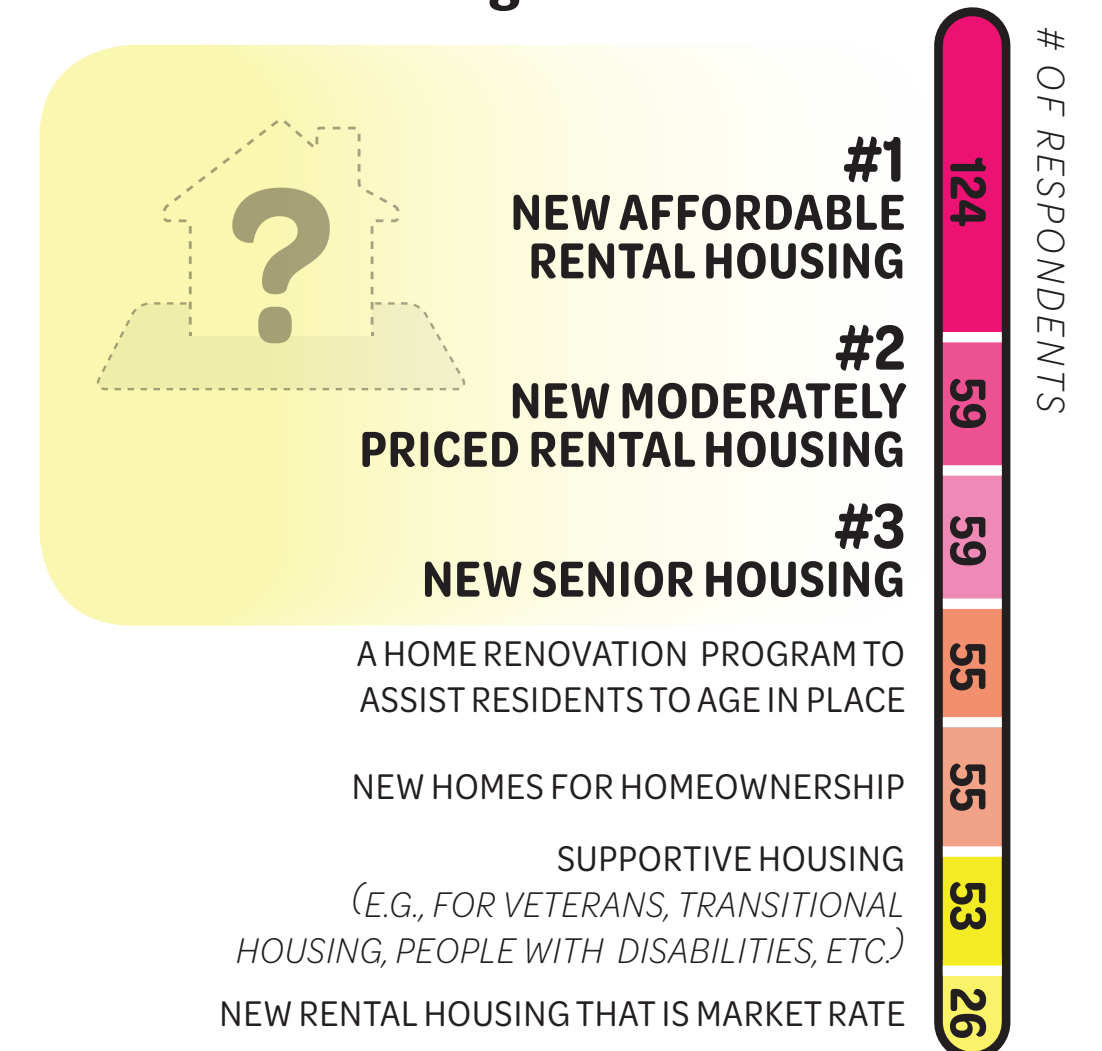


Nearly half (46%) of residents would like to work towards buying their own home in the near future!

Which programs would be most helpful to achieve your goal of homeownership?

- #1 DOWN PAYMENT ASSISTANCE
- #2 CREDIT REPAIR COUNSELING
- #3 HOMEBUYER EDUCATION

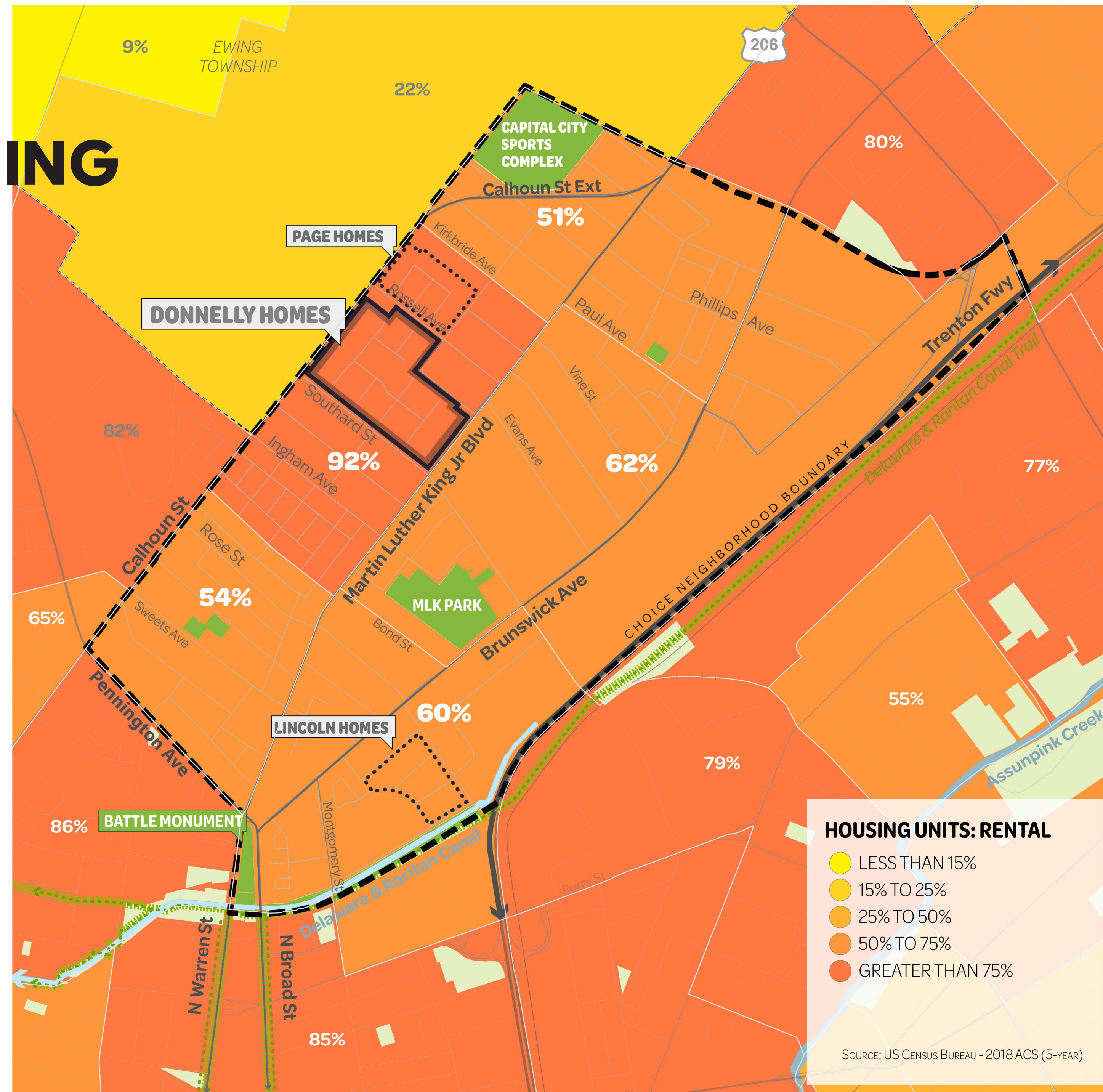
What type of housing do you feel is needed in the neighborhood?



RENTER-OCCUPIED HOUSING

TAKEAWAYS

- The Donnelly Homes area, as expected, has a higher percentage of renters than the surrounding area.
- The adjacent Ewing Township block groups have lower percentage of renters (22% and 9%).
- The neighborhood overall has slightly more rentals than homeowners.
- The neighborhood overall has lower rentals than the surrounding Trenton block groups.

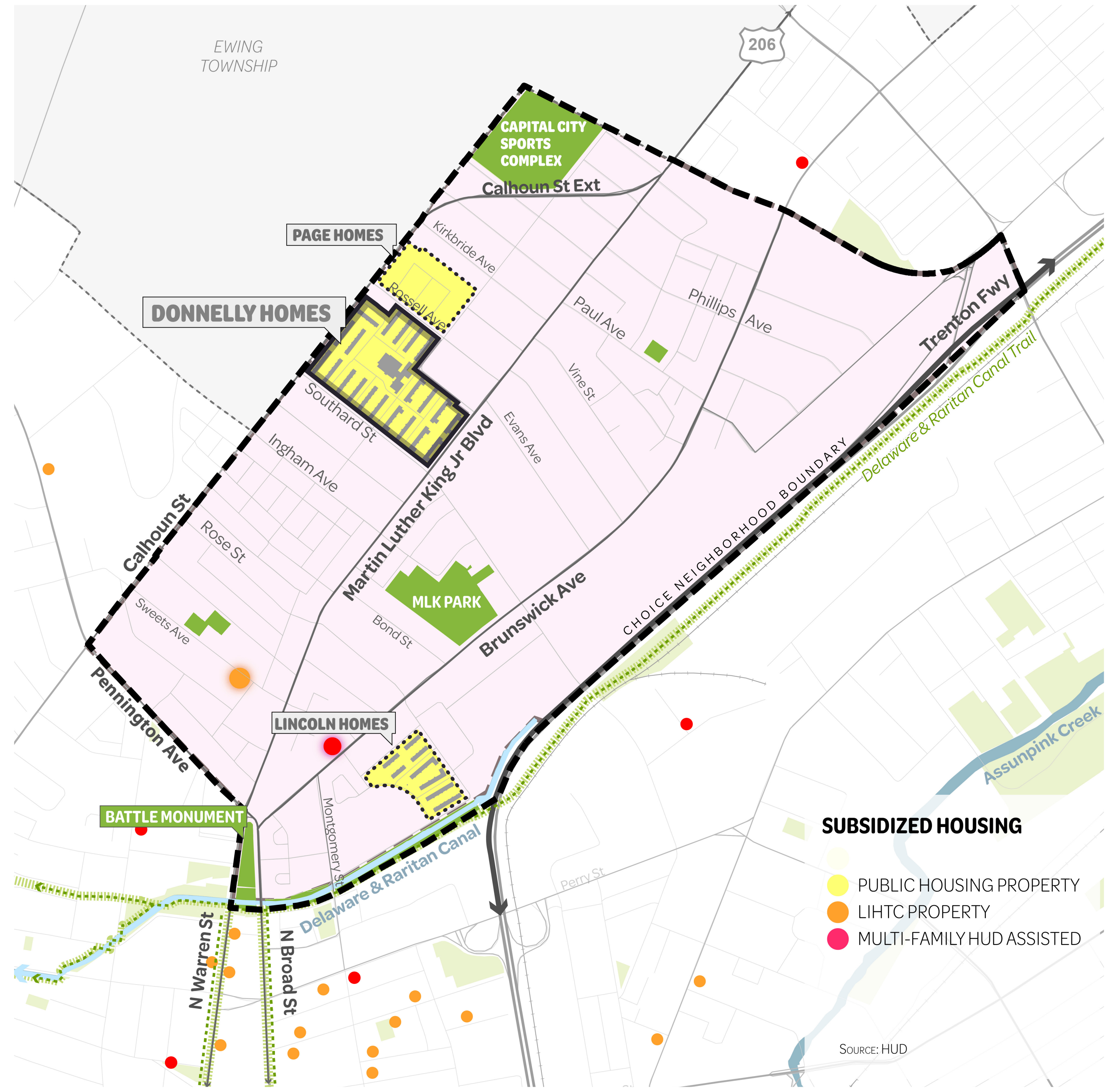


Housing Dynamics:

SUBSIDIZED HOUSING

TAKEAWAYS

- There are three HUD public housing sites: Donnelly Homes, Lincoln Homes, and Page Homes.
- Most of the subsidized housing in the area is south of the neighborhood, near downtown Trenton.



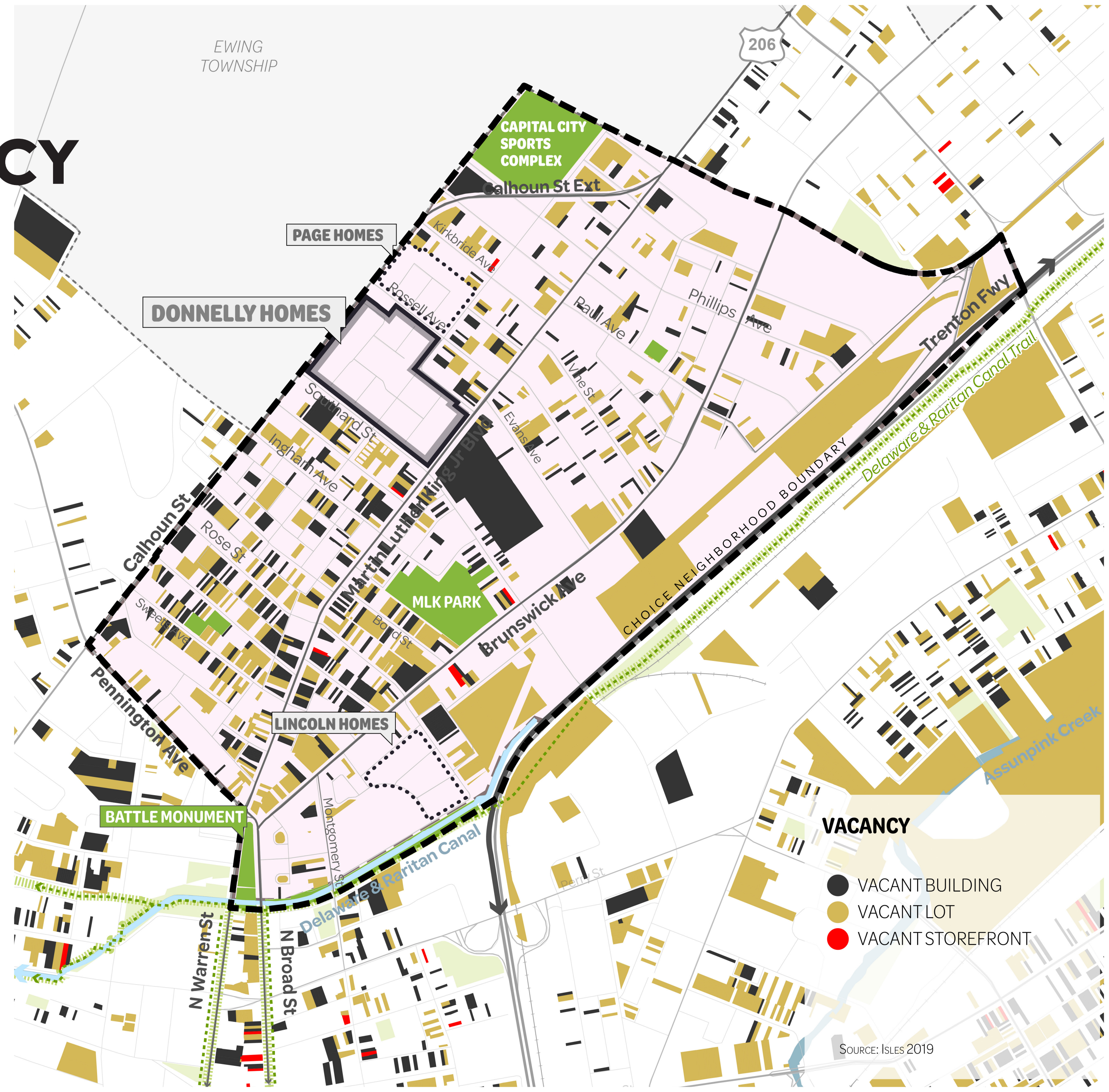
Opportunities for Change

NEIGHBORHOOD VACANCY

(2019 RESTORING TRENTON)

TAKEAWAYS

- There is a significant cluster of vacant buildings and lots between Calhoun St., Pennington Ave., and MLK Blvd.
- Another cluster sits between MLK Blvd and Brunswick Ave.
- The former Junior No. 1 school site also presents a significant adaptive reuse opportunity.
- Several large vacant industrial lots also present opportunities.



Opportunities for Change

AREA OF INTEREST

(2019 RESTORING TRENTON)

- Significant number of publicly-owned properties
- Demographically distinctive:
 - + Less than 5% below poverty
 - + Higher employment
 - + Higher educational attainment and income
 - + Younger
 - + More Public Transit Users
- This area also happens to overlap significantly with the partially complete **Humboldt-Sweets RDA (#29)**, which calls for new single family and multifamily housing, rehab buildings for housing, as well as upgrading streetscapes, redevelopment of the former Water Works facility.



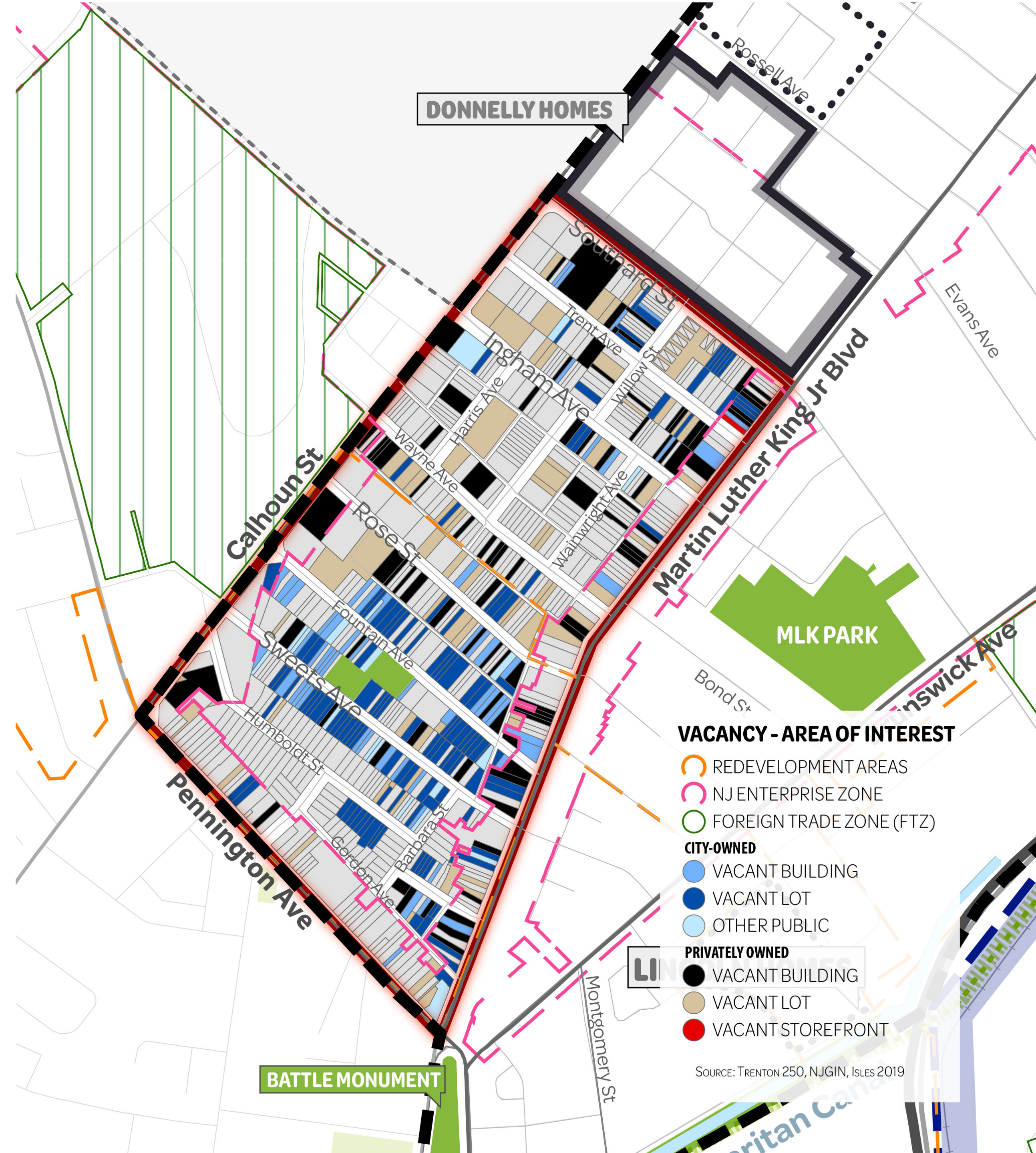
Opportunities for Change

AREA OF INTEREST

VACANCY + PUBLIC OWNERSHIP

TAKEAWAYS

- This map indicates a significant number of publicly-owned sites within the area of interest, which could help facilitate transformation.
- Providing affordable homeownership units offers the potential to build personal wealth while stabilizing the neighborhood.
- Because vacant buildings and lots are widespread in the Choice neighborhood, we recommend concentrating infill efforts on visible locations to demonstrate that positive change is happening.



Opportunities for Change

AREA OF INTEREST

(2019 RESTORING TRENTON)

- Another cluster of vacant buildings and lots is located between MLK Boulevard and Brunswick Avenue, anchored by the former Junior No. 1 site.
- This area is proximate to key assets like MLK Park, MLK School site and Battle Monument.
- It also offers the potential to strengthen and clarify the identity of the Brunswick Ave corridor from N Broad Street to Southard St.



Opportunities for Change

OUTSIDE NEIGHBORHOOD HOUSING POTENTIAL

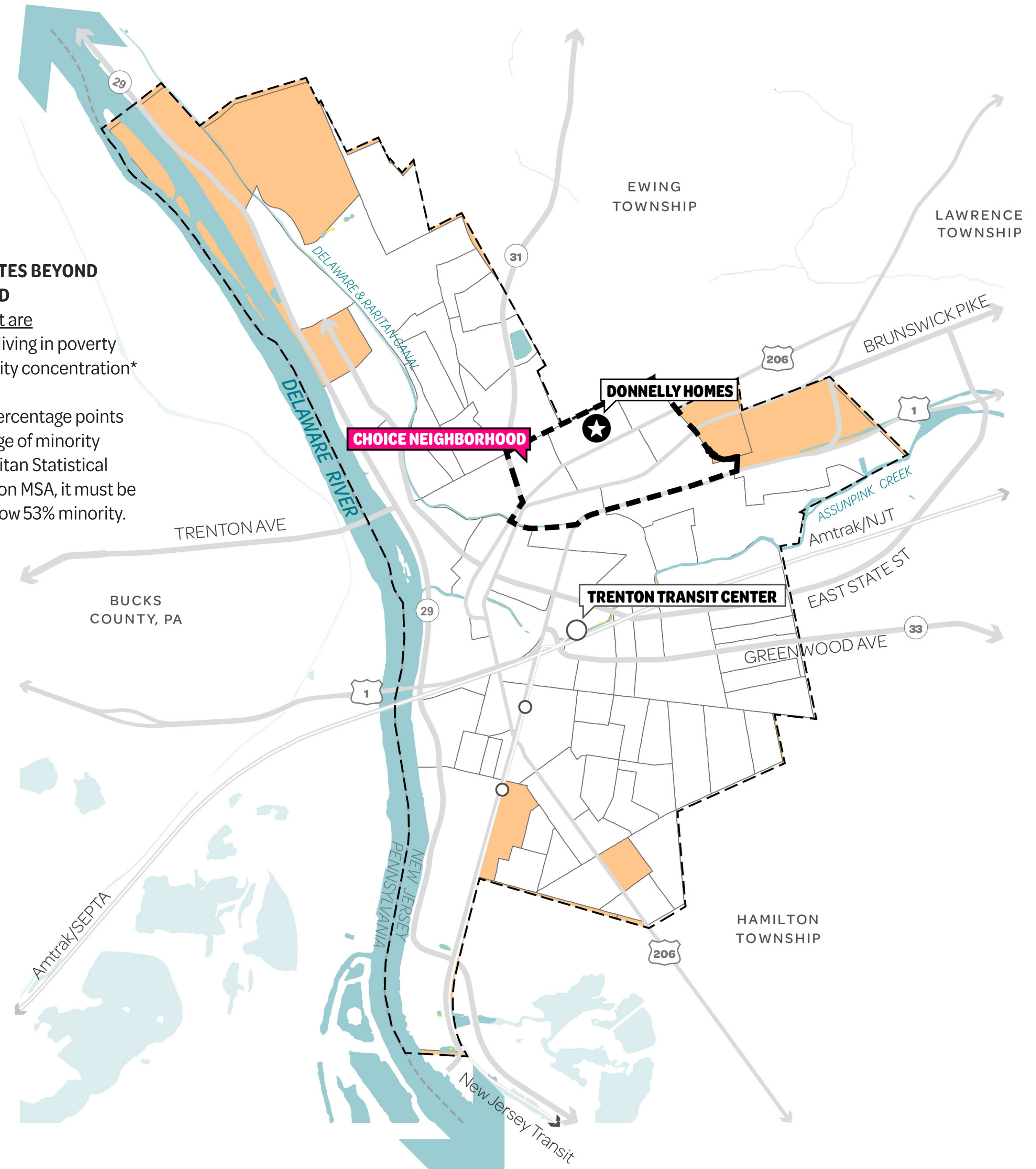
(2019 RESTORING TRENTON)

TAKEAWAYS

- To foster mixed-income communities and deconcentrate poverty, HUD allows us to locate replacement housing outside of the CN boundary in areas of low poverty that are not areas of minority concentration.
- The areas highlighted meet HUD's criteria for replacement housing outside of the CN.

- **POTENTIAL HOUSING SITES BEYOND CHOICE NEIGHBORHOOD**
Census Block Groups that are
 - NOT more than 40% living in poverty
 - NOT an area of minority concentration*

* defined as at least 20 percentage points higher than the percentage of minority residents in the Metropolitan Statistical Area (MSA). For the Trenton MSA, it must be 20 percentage points below 53% minority.



DISCUSSION & EXPLORATION

WHAT DO YOU THINK?

DISCUSSION & EXPLORATION



SMALL GROUP DISCUSSION

Please discuss these questions together as a group; then pick 1 person to share the key findings with the larger group at the end of the meeting.

STRENGTHS

- ▶ What are some of the strengths of Donnelly Homes?
- ▶ What are strengths of housing in the Choice Neighborhood?

CHALLENGES

- ▶ What are some of the challenges of living at Donnelly Homes?
- ▶ What are some of the challenges facing housing in the Choice Neighborhood?

SURVEY FINDINGS

- ▶ Were any of the survey results surprising to you?

GUIDING PRINCIPLES

- ▶ If time allows, start discussing key principles that should guide the Housing Plan

TAKEAWAYS

HIGHLIGHTS OF THE DISCUSSIONS

NEXT STEPS

LOOKING AHEAD

Looking ahead

NEXT STEPS

NEXT TASK FORCE MEETING

- ▶ Wednesday, September 2 at 3:00 pm
- ▶ Topic: Neighborhood
- ▶ Format: Online through Zoom

FOLLOW UP - HOUSING

- ▶ Please email Chrysti Huff (chuff@tha-nj.org) with any additional comments about today's meeting
- ▶ We will plan to schedule another Task Force Meeting for Housing in October

THANK YOU!



DON'T MISS IT!

Our next Task Force Meeting will look at the neighborhood: park & open space, transportation, shopping, services, food access, etc.

**Wednesday,
September 2
at 3:00 pm**