



Sustainable Transportation Planning

Mixed Income Housing

Affordable housing income ranges

- Extremely Low Income < 30% of AMI (area median income)
- Very Low income 30-50% of AMI
- Low Income 50-80% of AMI
- Moderate Income 80-120% of AMI
- Workforce 80-120% of AMI

New Jersey Housing

- In NJ 12 out of 566 municipalities account for greater than 50% of inventory of affordable housing
 - Newark Jersey City Trenton Atlantic City Camden Paterson, Hoboken, East Orange, Elizabeth, West New York, East Orange and North Bergen
- 40% (246) have no affordable housing units
- Of 38 municipalities with greater than 20,000 jobs in 1999 less than 1/3 provided affordable housing in proportion to jobs

NJ Future, 2003

New Jersey Housing

- Median price of a single family house \$346,200
- 2 BR rental \$1,058 = \$42,323/yr
- Half of jobs in NJ pay less than \$33,000

Housing Issues

- Communities fear affordable housing will be detrimental to their values both economically and culturally.
- Developers are typically looking for maximum return on their investments.
- Non profit developers find it increasing difficult to compete with for profit developers for land and buildings.
- Time delays and constraints in subsidies

Housing Options

- Work with all communities to understand that “affordable” housing is needed
- Redevelop abandoned buildings in municipalities
- Encourage municipalities donate unused land
- Home, Community Development Block Grants, Hope VI, Low Income Housing Tax Credits
- Plan Predevelopment loan and acquisition for non profits (HMFA and reinvestment fund) \$750,000 available

Spring Arts Point

Philadelphia, PA

by New Urban Ventures

- Infill housing on three blocks at 22 unit/acre
- Community involvement through out planning
- 15 condominiums and 53 townhouses with off street parking
- 10% affordable housing (no public subsidy)
- 5 min walk to Broad Street Subway and on bus route to city center, public transit used by existing residents of neighborhood

Spring Arts Point

Philadelphia, PA

by New Urban Ventures

- Unit sizes:
 - 1500-2100 sf townhouses
 - 850-2500 sf condominiums
- Unit costs:
 - \$275,000-\$400,000 townhouses
 - \$200,000-\$550,000 condominiums
- Developer lowered his profit to subsidized 10% of units
- Retail units are owned by local residents

Spring Arts Point

Location



Spring Arts Point

Existing Site



Spring Arts Plaza

Existing Site



Spring Arts Point

Site Plan



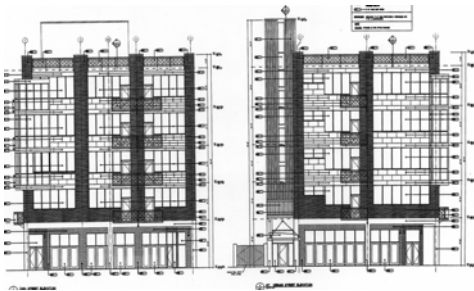
Spring Arts Point

Elevations



Spring Arts Point

Elevations



Dr King Plaza & Brick Church Commons East
Orange, NJ by RPM Development

- Three phase project:
 - Dr King Plaza: 96 rental units 20%affordable with 28,000 sf commercial
 - Brick Church Commons:104 apartments 37% affordable with 38,000 sf commercial
 - Millennium Homes: 18 townhouses
 - Total 218 units (35 units /ac): 115 (53%) affordable units and 103 (47%) market units, and 66,000 sf commercial space

Dr King Plaza & Brick Church Commons East
Orange, NJ by RPM Development

- Community involvement throughout planning
- Site is at center of Regional transit hub with bus and rail available
- Provides parking for all units and commercial use
- UEZ funds for development of community theatre within commercial area
- Combined funding: Balanced Housing, LIHTC, loans, reduced developer profit, and grants

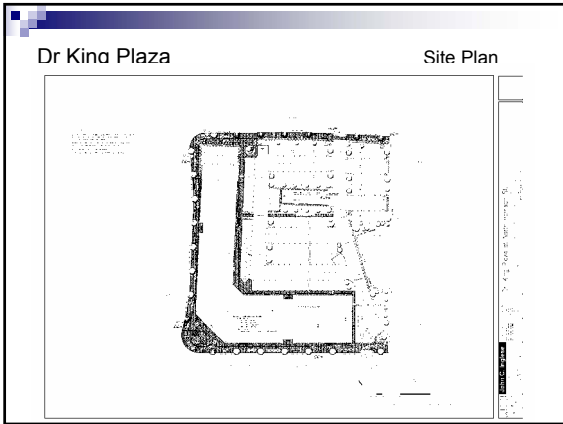
Dr King Plaza & Brick Church Commons

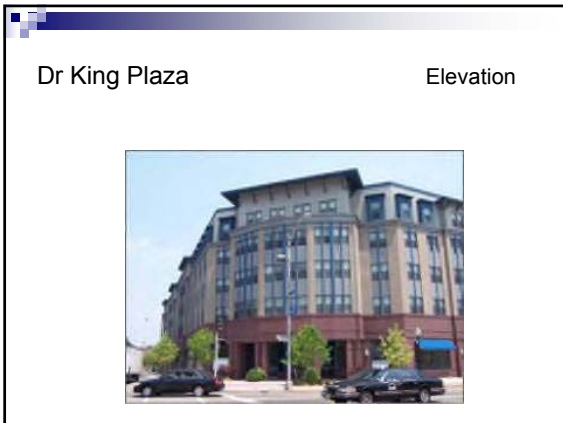


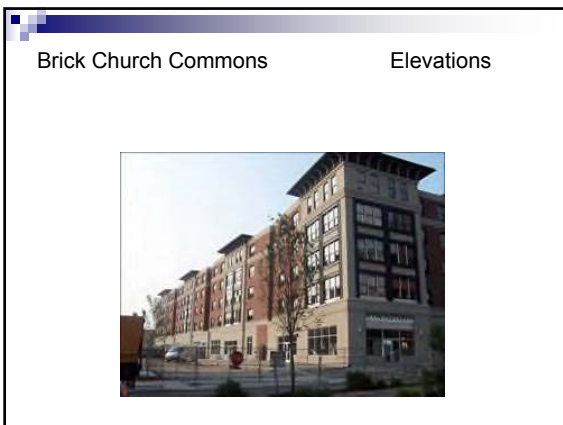
Dr King Plaza

Existing Site









Brick Church Commons



Brick Church Commons

Site Plan

