



# Request for Information (RFI)

In-Fill Residential Development Opportunity:

233 - 255 North Broad Street, Trenton, NJ

**Issue Date:** January 14, 2026

**RFI Number:** RFI-0107

**Response Due Date:** February 14, 2026

**Contact:** Frank Davis

Department of Housing and Economic Development

319 E State Street

3<sup>rd</sup> Floor Annex

Trenton, NJ 08608

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## Introduction

The City of Trenton's Department of Housing and Economic Development invites qualified developers, builders, and community development organizations to submit information and expressions of interest for the redevelopment of two contiguous City-owned parcel lots located at 233 N Broad Street, 235 N Broad Street, 237 N Broad Street, 245 N Broad Street, 249 N Broad Street, 251 N Broad Street, 253 N Broad Street, & 255 N Broad Street, Trenton, NJ.

The City seeks to foster context-sensitive in-fill residential development that enhances the surrounding neighborhood and contributes to Trenton's broader revitalization goals.

## Property Information

Address	Block	Lot	Land Area (Approx.)	Current Zoning	Notes
233 N Broad	7105	3	20.9' X 92'	RH-2	Vacant land
235 N Broad	7105	2	20.6' X 90'	RH-2	Vacant land
237 N Broad	7105	1	40' X 87'	RH-2	Vacant land
245 N Broad	7104	4	50.2' X 85'	OS-R	Vacant land
249 N Broad	7104	3.03	16.8' X 77.9'	OS-R	Vacant land
253 N Broad	7104	3.02	20.6' X 75'	OS-R	Vacant land
251 N Broad	7104	3.01	25.6' X 76'	OS-R	Vacant land
255 N Broad	7104	3	22' X 73'	OS-R	Vacant land

**Total Combined Site Area:** Approx. 0.31 acres

**Current Use:** Vacant, developable land

**Assessed Total:** \$127,100

### Site Context:

The site is located near the Washington Battle Monument and within walking distance of the Luis Munoz-Rivera Middle School. The area consists primarily of low-density residential properties with opportunities for revitalization through new housing construction.

## Development Objectives

The City is seeking proposals that:

- Introduce new residential infill housing that complements the surrounding neighborhood character;
- Provide high-quality, energy-efficient construction;
- Promote homeownership or affordable rental housing opportunities;
- Support neighborhood revitalization and community stabilization goals;
- Demonstrate financial and technical capability to undertake development.

## Submission Requirements

Interested parties should submit an Expression of Interest (EOI) including:

1. **Cover Letter:** identifying the respondent and contact information.
2. **Developer Qualifications:** description of prior experience with similar infill or affordable housing projects.
3. **Conceptual Development Approach:** preliminary ideas for site layout, housing type, density, and design style.
4. **Financial Capacity:** description of funding approach and potential partners.
5. **Timeline:** anticipated development schedule.

Submissions should be concise and not exceed 10 pages.

## Evaluation Criteria

Responses will be evaluated based on:

- Alignment with City housing goals and neighborhood context
- Demonstrated experience with similar projects
- Feasibility of the development concept
- Community benefits and affordability considerations
- Financial and organizational capacity

This RFI is for information-gathering purposes only and does not constitute a Request for Proposals (RFP) or a commitment to award or convey property. The City may use responses to shape a future RFP or redevelopment solicitation.

## Submission Instructions

Responses should be submitted electronically (PDF format) to:

Frank Davis

City of Trenton, Department of Housing and Economic Development

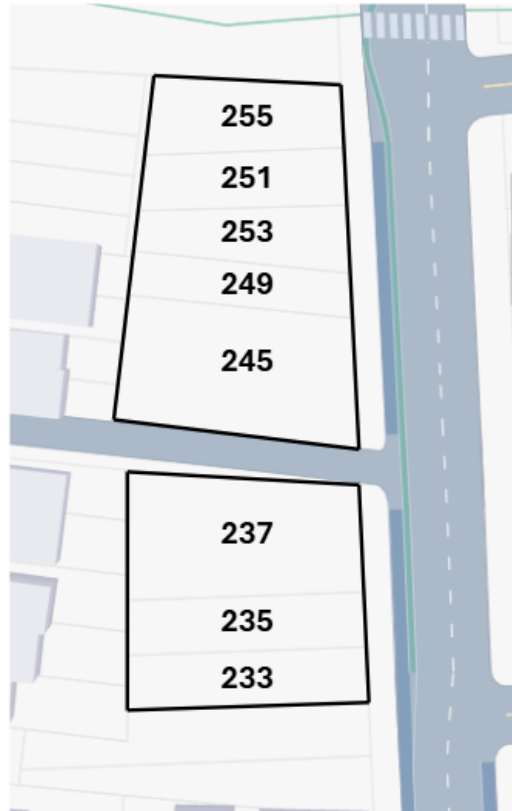
Email: [fdavis@trentonnj.org](mailto:fdavis@trentonnj.org)

Subject Line: *RFI Response – 233-255 N Broad Street Infill Housing Development*

Submissions must be received by February 14<sup>th</sup>.

## Site Photos and Maps

- **Parcel Map:** See attached property map for 233 N Broad Street, 235 N Broad Street, 237 N Broad Street, 245 N Broad Street, 249 N Broad Street, 251 N Broad Street, 253 N Broad Street, & 255 N Broad Street.



- **Site Photos:**





## **Disclaimer**

This RFI is issued solely for information and planning purposes and does not constitute a solicitation or offer. The City reserves the right to modify or withdraw this notice at any time.