



# DONNELLY HOMES AREA IN NEED OF REDEVELOPMENT INVESTIGATION

COMMUNITY MEETING I

August 29, 2023



WRT

# AGENDA

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- 03 REDEVELOPMENT AREA PROCESS
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## Donnelly Homes Study Area

# WHY AINR?

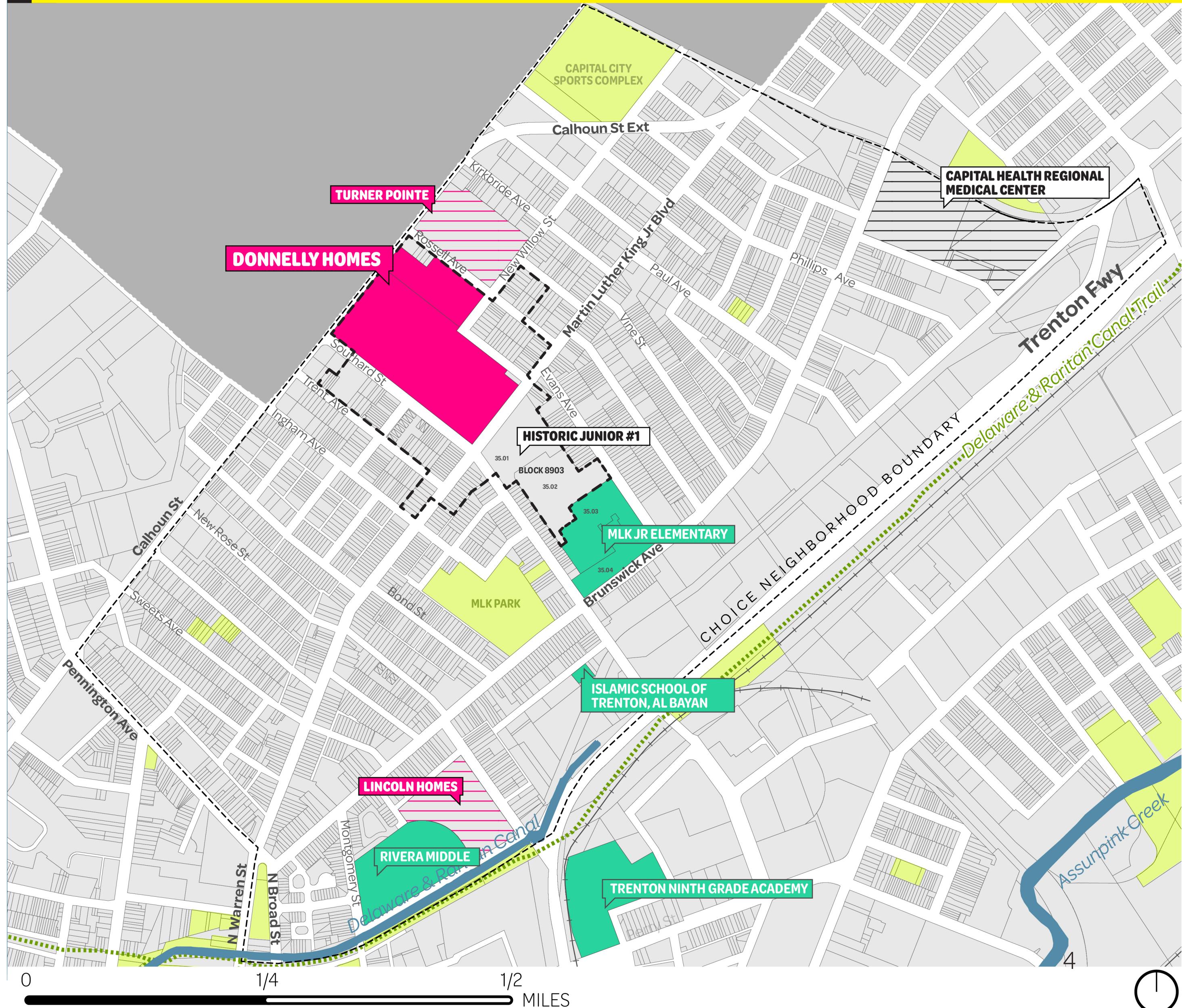
- FY 2022 HUD accepted Choice Neighborhood Transformation Plan aligned with Trenton250.
- Plan includes replacement public housing units, affordable homeownership units, and workforce/non-income restricted rentals to create a mixed-income neighborhood.
- Publicly-owned parcels can be redeveloped as "off-site" housing, which will help with phasing and stabilizing the surrounding neighborhood fabric.
- A Donnelly Homes Study Area Redevelopment Plan will accomplish the following:
  - Facilitate site control of strategic parcels towards implementation of Choice Housing Plan.
  - Convert blighted, underutilized lots into productive uses to advance neighborhood and city-wide community development goals.
  - Empower City and Housing Authority to provide tax incentives for prospective developer.

### STUDY AREA

Number of Existing Units  
at Donnelly Homes: 376

## NORTH TRENTON - BATTLE MONUMENT CHOICE NEIGHBORHOOD

PROPOSED DONNELLY HOMES REDEVELOPMENT AREA



# RELEVANT RECOMMENDATIONS



## Trenton250 Master Plan

- Vacancy rates equal to or better than those of Mercer County.
- Identifying the condition of many of the vacant and abandoned properties.
- Stabilizing neighborhoods with high concentration of vacancy; strengthen neighborhoods at risk of decline; and prioritize investment in neighborhoods with catalytic potential.
- Continue to provide affordable housing that meets the needs of Trentonians.
- Pertaining to the Donnelly Homes study area, protect the neighborhood from decline and promote growth in the housing market; respond to threats to neighborhood stability; and make incremental improvements that will drive increased property value.



## North Trenton/Battle Monument Choice Neighborhoods Plan

- Reversing the decline of North Trenton via stabilization and infill investment.
- Reimagining the future of Donnelly Homes as an integrated mixed-income, mixed-tenure community in North Trenton.
- Rebuilding wealth among North Trentonians through options for new rental and homeownership units throughout the neighborhood.
- Redesigning Martin Luther King Junior Boulevard as a lively main street.
- Stemming the spread of neighborhood blight.
- Strengthening and improving physical connections to major assets and amenities.
- Creating a physical environment that responds to healthy living.
- Increasing public safety through a coordinated approach on trust, collaboration, and physical investment.

# Donnelly Homes Study Area

## CHOICE PLAN

### Donnelly Homes Area – On-Site\*

Unit Type	Total
Multi-Family Residential	80
Stacked Townhome	182
Townhome	78
<b>Total Units</b>	<b>340</b>

\* Small portions of Donnelly Homes redevelopment are not under Trenton Housing Authority ownership.

### Neighborhood Off-Site

Unit Type	Total
Junior One Adaptive Reuse	50
Neighborhood Infill	140
<b>Total Units</b>	<b>190</b>

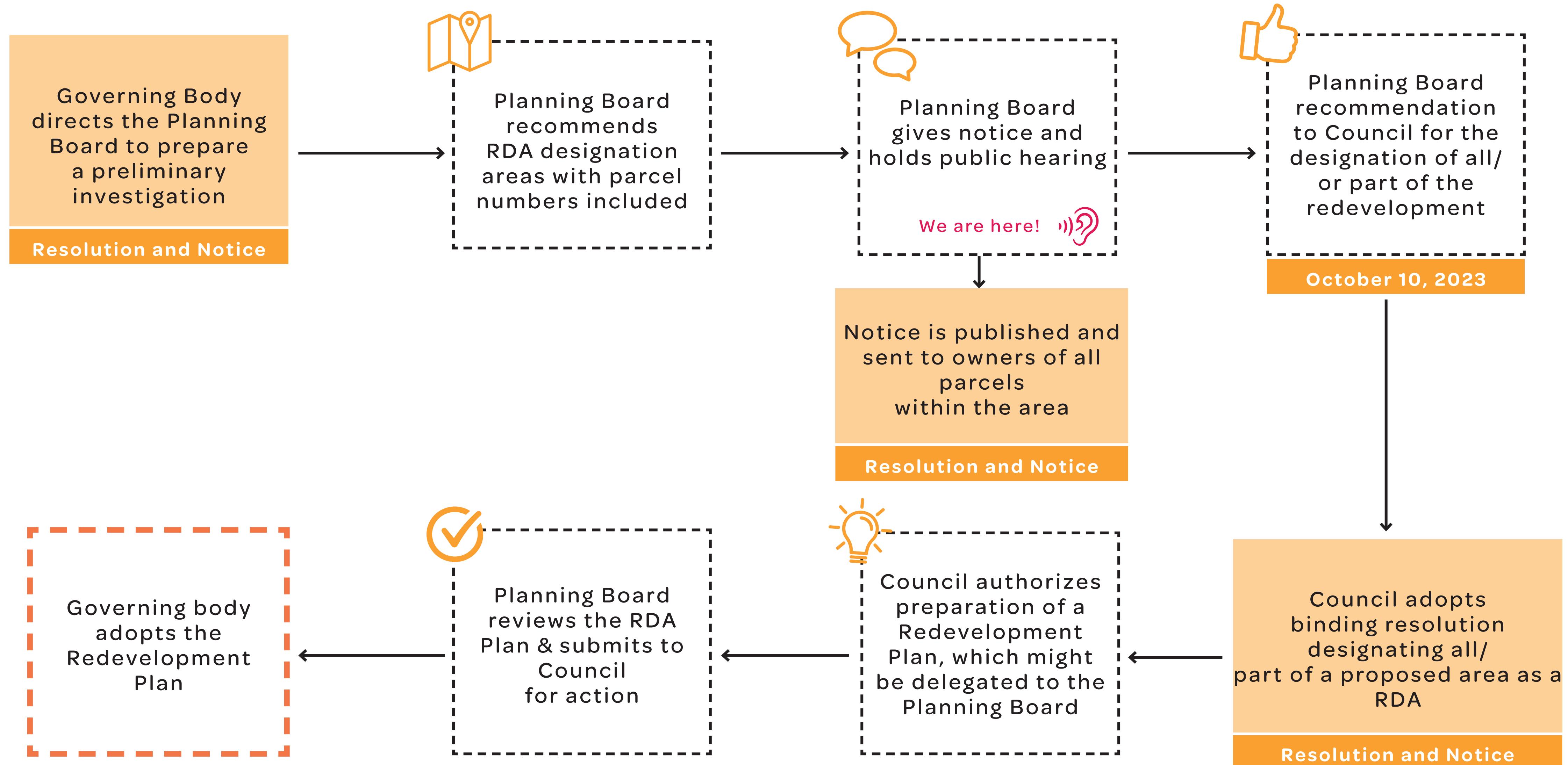
### Homeownership

<b>Total Homeownership Units</b>	<b>37</b>
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<b>Total Housing Program</b>	<b>567</b>
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# REDEVELOPMENT AREA PROCESS



# STATUTORY CRITERIA

## CRITERION A - DETERIORATION

- Buildings deteriorated or fallen into such a state of disrepair that they constitute a threat to the people who live or work in them.
- Physical, structural and environmental deterioration.
- Local code violations.

## CRITERION B - ABANDONED COMMERCIAL/INDUSTRIAL

- Vacant and abandoned commercial and industrial buildings
- No minimum timeframe required.
- Untenable.
- Typically also meets "A" Criterion.

## CRITERION C - PUBLIC/VACANT LAND

- Property owned by municipality, county, housing authority or redevelopment entity.
- Public ownership alone is not sufficient.
- Private land that has remained unimproved for at least 10 years also qualifies.

## CRITERION D - OBSOLETE LAYOUT AND DESIGN

- Expands on the analysis of "A" and "B".
- Focuses on both buildings and site functionality (layout and design).
- Location and relationship of buildings, accessory structures and other improvements, onsite circulation, parking, land use conflicts, environmental contamination, lot and building coverage.

## CRITERION E - PROPERTY OWNERSHIP/TITLE ISSUES

- Stagnant/unproductive condition of the land that could be better contribute to economic wellbeing and planning goals.

## CRITERION F - FIRE AND NATURAL DISASTERS

- Property values reduced by natural disaster.
- Destroyed property.

## CRITERION G - URBAN ENTERPRISE ZONE

- Automatically qualifies for the purposes of granting long- and short-term tax abatements and exemptions.

## CRITERION H - SMART GROWTH CONSISTENCY

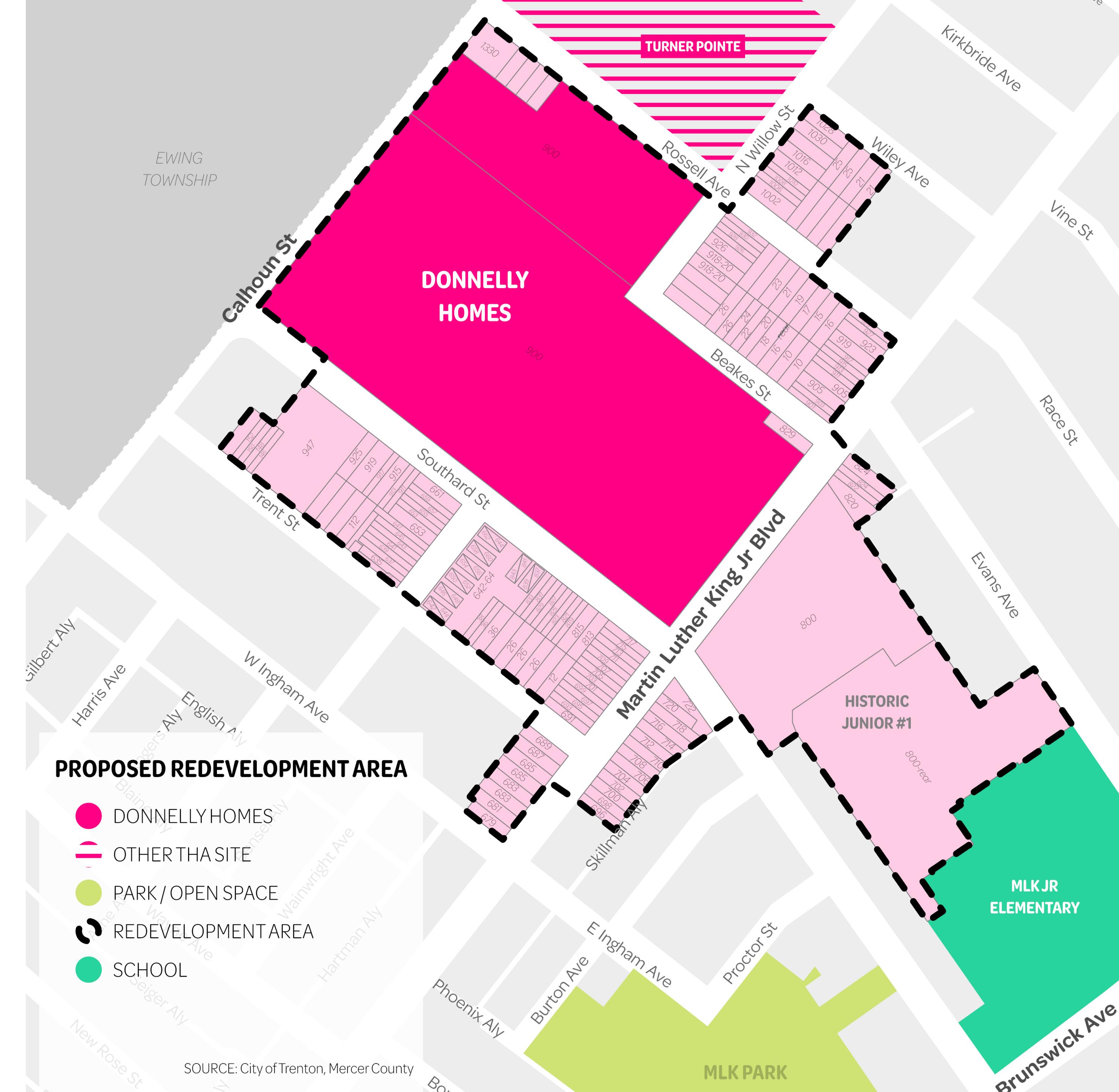
- Area consistent with smart growth principles pursuant to law or regulation.

## SECTION 3 PROPERTIES

- Land, buildings, or improvements which are not detrimental to the public health, safety, or welfare but the inclusion is necessary for the effective redevelopment area.

Donnelly Homes Study Area

# STUDY AREA



## Donnelly Homes Study Area

# FINDINGS

### PRIMARY DETERMINATIONS

- Criterion A. Deterioration;
- Criterion B. Abandoned Commercial and Industrial Buildings;
- Criterion C. Public and Vacant Land;
- Criterion D. Obsolete Layout and Design.

### SECONDARY DETERMINATIONS

- Criterion G. Urban Enterprise Zones;
- Section 3 Properties.

