

TOD in Your Downtown

Forum Series

Affordable Housing + TOD: Obligations and Opportunities

Friday, February 7, 2025 | 9:30 am – 12:00 pm



Transit Friendly
Planning

With Support From



TOD in Your Downtown
Forum Series

Affordable Housing + TOD: Obligations and Opportunities

Welcome



Scan for program





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.



Upcoming Programs

Let's Talk Transportation (Creating Vibrant Downtowns: Balancing People, Parking & Deliveries)

March 2025 *Registration Coming Soon!*

Trends in Restaurant & Hospitality

April 2025 *Registration Coming Soon!*

Become a Member!

www.DowntownNJ.com

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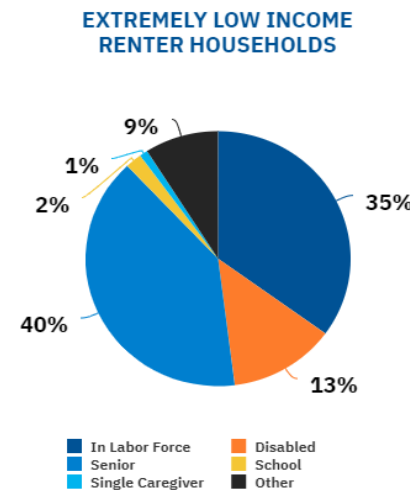
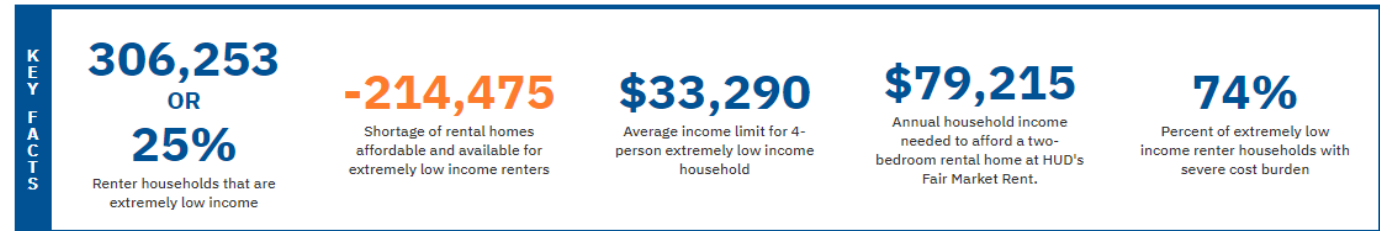
Overview of the 4th Round: NJ Affordable Housing Legislation



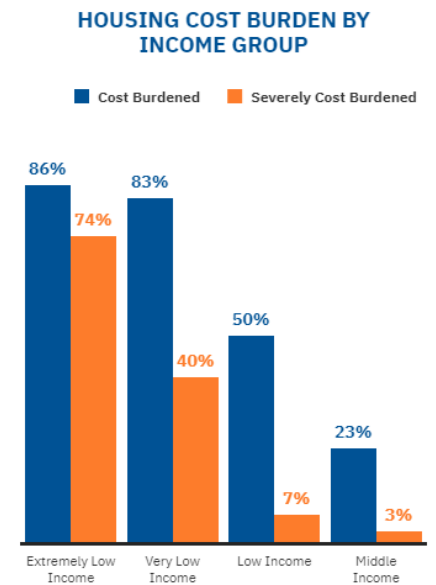
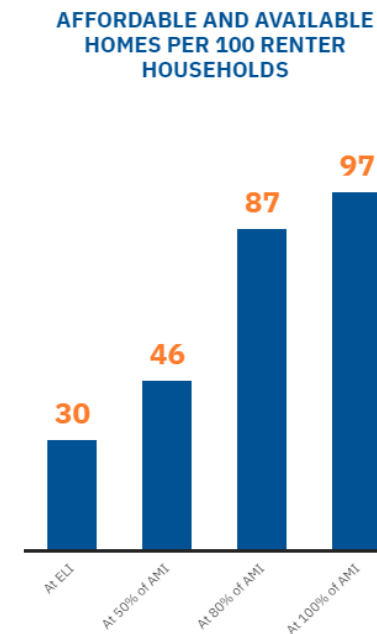
Affordable Housing & TOD

Affordable Housing Need

- There are more people in need of affordable housing than available units.
- New Jersey, with **500,000 new residents** or **5.7% growth**, had the highest percentage of population growth in the Northeast region between 2010 and 2020.
- New Jersey also had the **largest percentage increase (5.8%)** in housing units in the region.

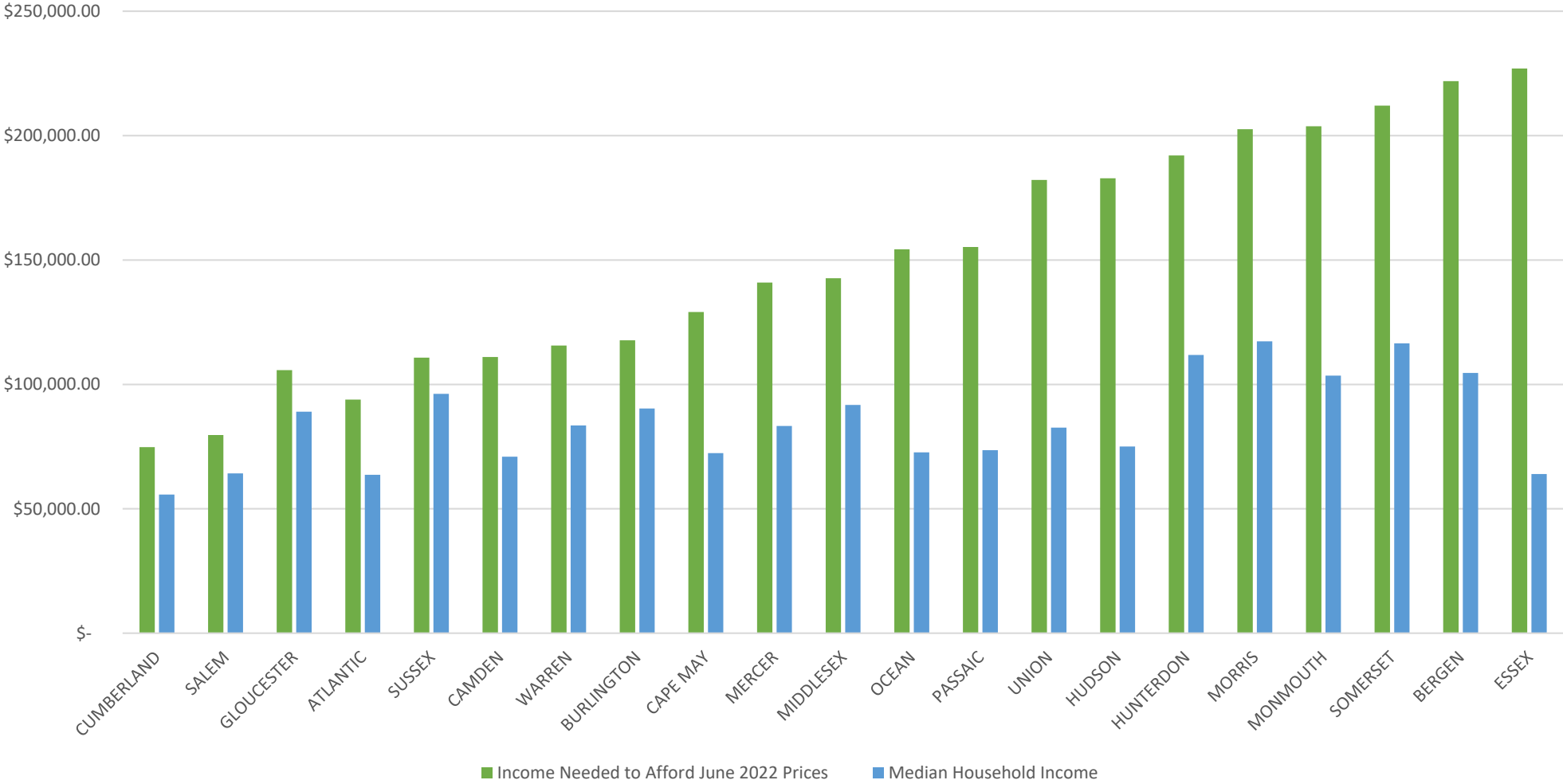


Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Thirteen percent of extremely low-income renter households include a single adult caregiver, 53% of whom usually work at least 20 hours per week. Eleven percent of extremely low-income renter householders are enrolled in school, 48% of whom usually work at least 20 hours per week. Source: 2022 ACS PUMS

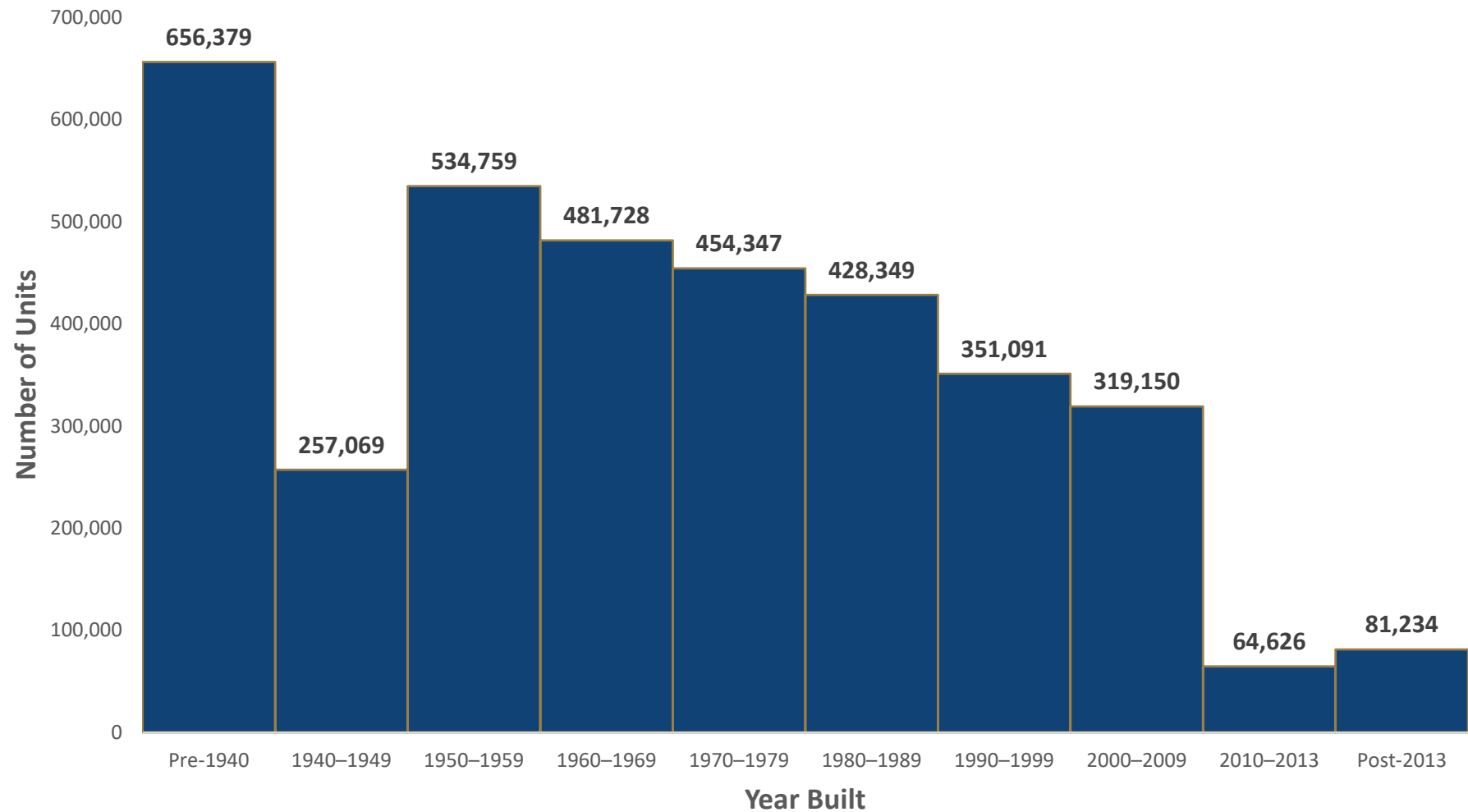


Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: 2022 ACS PUMS

Income to Afford June 2022 Prices vs.
Median Household Income



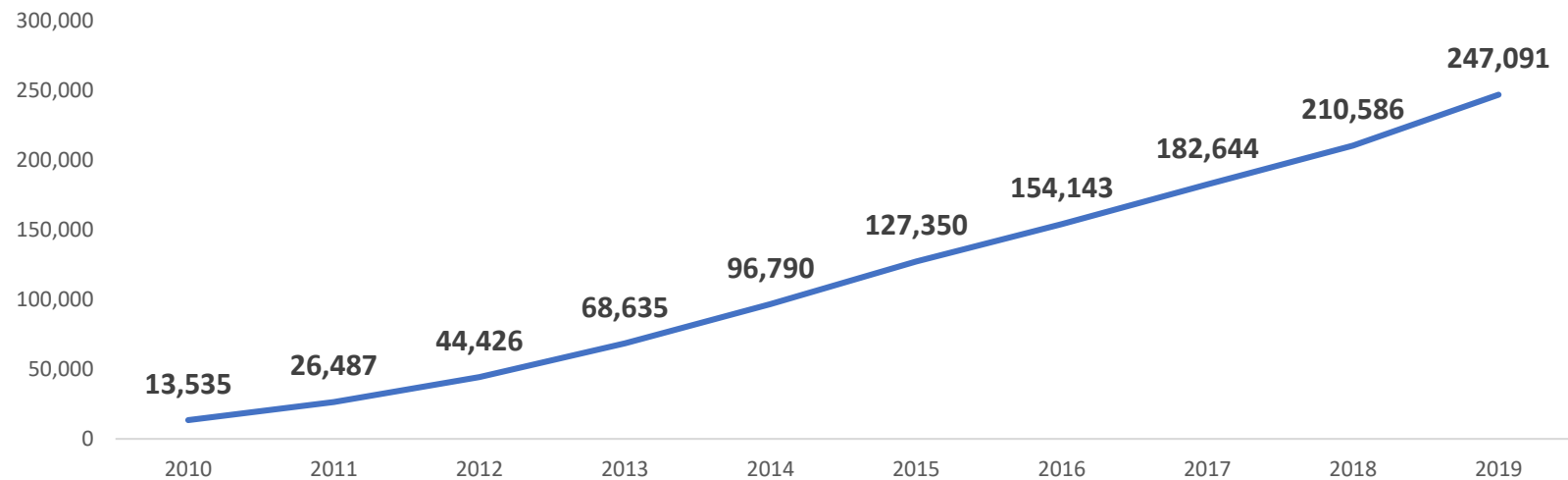
Age of New Jersey Housing Stock



SOURCE: 2020 American Community Survey 5-Year Estimates, B25034: Year Structure Built

New Jersey Growth

- New Jersey's population grew from **8,791,894** in 2010 to **9,288,994** in 2020, an increase of **497,100** people.
- In the same timeframe, building permits were issued for **247,091** new units, less than half the amount of population increase.



SOURCES: Decennial Census; Building Permits Survey

A4/S50

- On March 20, 2024, Governor Murphy signed A4/S50 into law.
- The impact of the new law, P.L.2024, c.2, can be broken into four main components:
 - Abolishes the defunct Council on Affordable Housing (COAH)
 - Defines the Mount Laurel process for future rounds, including deadlines and the role of the courts, state, and municipalities
 - Updates and codifies the methodology for calculating present and prospective need
 - Updates affordability controls, trust fund regulations, and reporting standards



Round 4 Timelines

| Milestone | Date |
|--|--------------------------|
| A4 signed into law as P.L.2024, c.2. | March 20, 2024 |
| Administrative Director of the Courts named seven members of Affordable Housing Dispute Resolution Program. | May 17, 2024 |
| DCA published calculations of regional need and municipal obligations for New Jersey's housing regions. | October 20, 2024 |
| Deadline for DCA and HMFA to promulgate updated regulations. | December 20, 2024 |
| Deadline for municipalities to adopt binding resolutions determining their present and prospective fair share obligations. | January 31, 2025 |
| Deadline for interested parties to challenge municipal resolutions. If no challenge, determination is established by default on March 1, 2025. | February 28, 2025 |
| If challenged, deadline for the Program to make a determination on the obligation. | March 31, 2025 |
| Deadline for municipalities to adopt a Housing Element and Fair Share Plan implementing its present and prospective obligation. | June 30, 2025 |
| Mount Laurel Round 4 begins. | July 1, 2025 |
| Deadline for interested parties to challenge Housing Elements. | August 31, 2025 |
| Deadline for municipalities to settle any challenges or explain why its declining to do so. | December 31, 2025 |
| Deadline for municipalities to amend Housing Element and Fair Share Plans. | March 15, 2026 |



Current Status

NEWS

431 New Jersey municipalities meet key deadline, commit to affordable housing development



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Affordable Housing + TOD: Obligations and Opportunities



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Affordable Housing
Alliance



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Transit Oriented
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Administrator for the
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Staci Berger
President & CEO,
Housing & Community
Development Network
of New Jersey

AHA

affordable housing alliance

Hope. Strength. Community.





OUR MISSION

The **Affordable Housing Alliance** mission is to improve the quality of life for **all New Jersey residents** by developing and preserving **affordable housing**, offering **services** to maintain housing affordability, providing **housing education**, and helping communities meet their legal and moral housing obligations.

WHY AHA IS UNIQUE

The Affordable Housing Alliance stands apart in the affordable housing landscape by seamlessly integrating three critical roles:



This comprehensive approach allows us to nurture communities from the ground up—building homes, supporting residents, and managing properties with deep understanding of community needs. By working directly with clients, we gain invaluable insights that shape our development decisions, creating housing solutions that truly serve our residents.

HOUSING DEVELOPMENT

AHA has developed over 600 units and continues to manage 400 of the units throughout Monmouth county



We work in collaboration with municipalities to bring affordable housing options where they are needed

Future Development: Under Construction



Featuring 10 One Bedrooms Apartments – Low to Mod Income Seniors

- NJDCA National Housing Trust Fund - \$1,000,000
- Monmouth County HOME American Rescue Plan - \$441,000
- Federal Home Loan Bank of NY - \$400,000
- Township of Millstone - \$300,000



Featuring 3 Two Bedrooms Apartments – Formerly Homeless Population

- NJDCA National Housing Trust Fund - \$1,000,000
- Monmouth County HOME American Rescue Plan - \$441,000

Future Development: PreDevelopment



27 Burnt Tavern Road

Featuring 67 One, Two, and Three Bedroom Apartments for low to moderate income families, including a 5 unit set aside for formerly homeless families

- NJ Affordable Housing Production Fund- Over \$9,000,000
- NJHMFA Permanent Financing – Over \$13,000,000
- 4% Low Income Housing Tax Credit Equity – Syndicated through Enterprise Community Investment
- Private Construction Loan – Over \$23,000,000 – TD Bank



Other Early Predevelopment

- Spring Lake – 3 unit adaptive Re-Use for Low to Moderate Income Families
- Robbinsville – 6 Single Family Home For Sale Neighborhood Subdivision
- Keansburg – Reimagining of Grandview Apartments – Currently 131 AHA owned affordable apartments
- Plus – Ongoing conversations with other municipalities about potential other projects, as well as examining the useful life of existing AHA properties

Affordable Housing + TOD: Obligations & Opportunities

NJ TRANSIT TOD Development Examples



Dover



Red Bank



Hoboken



Metropark

GLEN ROCK





EDISON



HADDONFIELD

TD+ Partners
TOD Projects:
Transforming Communities and
Creating Lasting Impact



TD+ Partners' TOD Projects: Transforming Communities and Creating Lasting Impact



Maximize the potential
of the built environment.



Reduce carbon footprint
through sustainable
design and transit
accessibility.



Expand affordable
housing options in
well-connected areas.

Increase disposable
income for low- to
moderate-income
households.



Expand
access to
cultural and
educational
institutions.



Provide greater
connectivity to
local and regional
employment
opportunities.



Foster vibrant,
mixed-use
neighborhoods
that encourage
community
engagement and
sustainability.



Promote
resilience
through climate-
conscious
infrastructure
and adaptive
urban planning

As one of the few firms in the United States specializing in designing, developing, and constructing environmentally sustainable and climate-resilient communities, TD+ Partners is committed to enhancing living conditions nationwide. Driven by a strong focus on Environmental, Social, and Governance (ESG) principles, we tackle community challenges through innovative development projects that create better, more sustainable living environments for all.

Transit Oriented Development + Housing Affordability in NJ

Staci Berger, President & CEO

Edward J. Bloustein School of Public Policy

February 7, 2025



Our Network of Over 270 Members

- ▶ Community Developers
- ▶ Property Developers
- ▶ Financial Institutions and Corporations
- ▶ Philanthropic Organizations
- ▶ Individual Residents
- ▶ More!



NEW JERSEY

#7*

In **New Jersey**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,980**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,601** monthly or **\$79,215** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$38.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW JERSEY:

STATE FACTS

| | |
|-----------------------------|------------------|
| Minimum Wage | \$15.13 |
| Average Renter Wage | \$23.70 |
| 2-Bedroom Housing Wage | \$38.08 |
| Number of Renter Households | 1,242,331 |
| Percent Renters | 36% |

101

Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom
Rental Home (at FMR)

84

Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

2.5

Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.1

Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

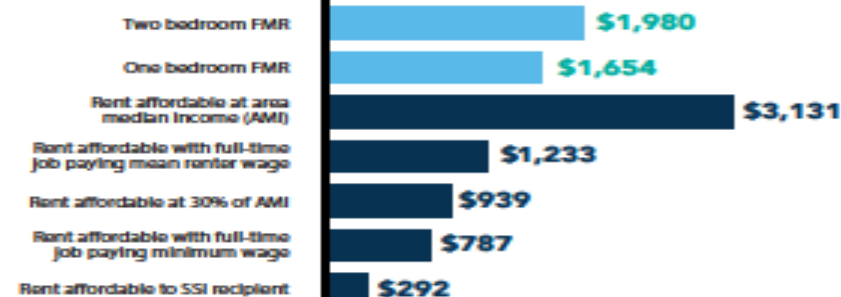
MOST EXPENSIVE AREAS

HOUSING WAGE

| | |
|-----------------------------------|----------------|
| Jersey City HMFA | \$44.21 |
| Middlesex-Somerset-Hunterdon HMFA | \$43.77 |
| Trenton MSA | \$38.42 |
| Monmouth-Ocean HMFA | \$36.85 |
| Newark HMFA | \$36.85 |

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.



The Racial Housing Wealth Gap

- Although diverse, NJ is extremely segregated; ([NJ Institute for Social Justice](#)) There are significant key demographic disparities in home ownership.
- White residents are almost twice as likely to own a house as non-white residents (80 percent versus 45 percent), who are more likely to rent an apartment (28 percent versus 9 percent) or house (13 percent versus 5 percent) (www.hcdnnj.org).
- Black and Brown residents are disproportionately affected by evictions, especially Black women ([Eviction Labs](#))
- Wealth by race in NJ: Black families (\$18K), Hispanic families (\$23K), White (\$325K)
- Racial Housing Gap leads to the Racial Wealth Gap, which manifests in disparate health outcomes, including maternal health.
- Lack of access to reliable, affordable transit exacerbates this gap

Housing is Health

Pandemic experiences demonstrated what we know: Housing IS HEALTH

Necessary Interventions Include:

- ▶ Foreclosure & Eviction Diversion/Homelessness Prevention
- ▶ Emergency & Long Term Rental Assistance
- ▶ Permanent Supportive Housing
- ▶ Transit Oriented Development
- ▶ More Homes that People Can Afford

Thank You!



Thank you! Contact us for more information:

Staci Berger, sberger@hcdnnj.org

visit www.hcdnnj.org.

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RUTGERS-NEW BRUNSWICK
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Q & A

Affordable Housing + TOD: Obligations and Opportunities

The Transit Friendly Planning Program

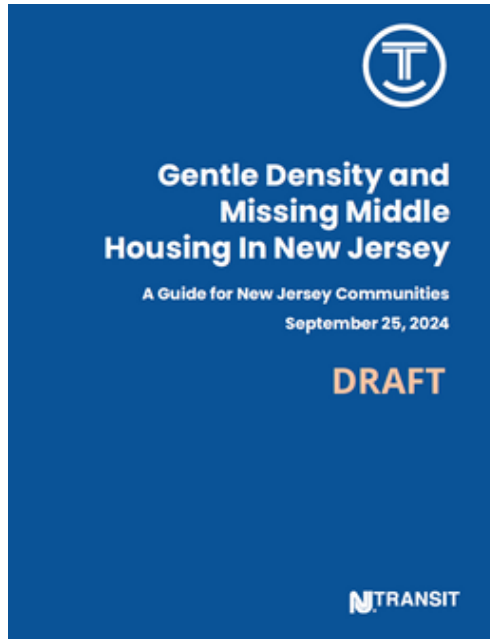
A community-focused planning program at NJ TRANSIT with decades of experience in assisting municipalities across New Jersey with community engagement, data, education, strategic partnerships, and technical assistance centered around station area planning. The Program strives to promote equitable, economically resilient, and environmentally sustainable development that improves the quality of life for all.

The Transit Friendly Planning Program offers several community resources and can provide technical assistance tailored to a community's needs. We invite you to explore the website and contact the Program staff if you have any questions.

www.njtransit.com/transitfriendly

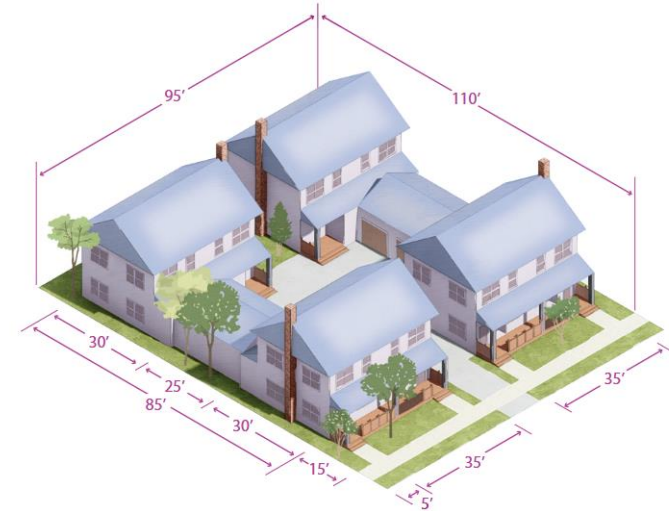


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Gentle Density and Missing Middle Housing Guide

Transit Friendly Planning is excited to announce its newest community resource. This guide provides New Jersey municipalities with practical tools and insights for implementing gentle density and building missing middle housing as solutions to the state's housing crisis.



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Thank you!

