

Transit-Oriented Affordable Housing in High Opportunity Communities: Examples from New Jersey

(including recent advocacy by the
Fair Share Housing Center, NJ)

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PRRAC

*Poverty & Race
Research Action Council*



Defining “High Opportunity”

Kirwan Institute

The Geography of Opportunity: Review of Opportunity Mapping Research Initiatives

“High-opportunity indicators include the availability of sustainable employment, high-performing schools, a safe environment, access to high-quality health care, adequate transportation, quality childcare and safe neighborhoods. These multiple indicators of opportunity are assessed at the same geographic scale, thus enabling the production of a comprehensive opportunity map for the region.”

Defining “High Opportunity”

Dept. of Housing and Urban Development

Housing Choice Voucher Marketing Opportunity Index: Analysis of Data at the Tract and Block Group Level

“The index is intended to be used by Public Housing Authorities (PHAs) to help voucher holders identify neighborhoods (variously defined as Census Tracts or Block Groups) that have relatively low poverty rates, an available stock of rental units offered at rents at or below Fair Market Rent limits, a high level of employment and educational opportunities for Section 8 Housing Choice Voucher (HCV) holders, and a relatively low density of households who receive housing assistance from the HCV as well as other programs.”

Defining “High Opportunity”

School Metrics

- Percent of students who receive free or reduced price lunch
- Percent of students at reading and math proficiency



Meadow Crossing, Lyndhurst (Main Line)

- Currently in Planning Board hearings – approval anticipated by end of 2010
- 296 rental apartments, of which 60 will be affordable to low- and moderate-income families
- Within 30 minutes of New York on train
- 20 percent set-aside required as a result of Fair Share Housing Center (FSHC) litigation.
- 18% of students eligible for free and reduced price lunch; under 1% African-American, 5% Latino; slightly above state average job growth.

Courtyards at Monmouth, Red Bank (Jersey Coast Line)

- Recently received planning board approval for 57 condominiums, of which 12 will be affordable to low- and moderate-income families, on a former commercial site
- One block from train station with direct service to New York
- 20 percent set-aside and increased number of units on property resulted from FSHC legal action and work with community
- Diverse but gentrifying community: Two-thirds of students eligible for free-and-reduced price; 13% African-American and 34% Latino population; job growth at rate more than 50% above statewide average; robust development market; surrounded by wealthier towns



Kings Court, Haddonfield (PATCO)

- Built: 2004
- 20 rental apartments, of which 4 are affordable to low- and moderate-income families, on an infill site in downtown Haddonfield, one of the most desirable municipalities in South Jersey, as a result of FSHC legal action.
- One block from PATCO station.
- Recently approved plan after FSHC legal action allows for at least 82 additional low/mod families near PATCO.
- Under 1% of students eligible for free and reduced price lunch in best schools in region; 1% African-American and 2% Latino; while modest job decline in recent years, very close to major job centers by train and car.



West Windsor



- Built: 2004-2006
- 1,165 townhomes, apartments, and single family homes, of which 175 are affordable to low- and moderate-income families
- One mile from Princeton Junction station on busiest commuter rail line in US; area in between development and station subject of another potential inclusionary development
- Built after litigation by developer, Fair Share Housing Center, and planning and smart growth groups
- 3% of students eligible for free and reduced price lunch in some of the best schools in the country; 4% African-American and 5% Latino; one of top five job growth centers in NJ