

Trenton Prospect House

Trenton, New Jersey



Developer/Sponsor Trenton Prospect House, LLC

Units 110

Description As part of Trenton, N.J.'s revitalization efforts, the Community Preservation Corporation opened Trenton Prospect House for people 55 and over. The new, 97,000-square-foot housing development will be constructed on a two-acre lot, which is the former site of a demolished warehouse. The five-story building will include one-bedroom apartments, all with full kitchens. Five of the homes will be for the blind or visually impaired, and 10 will be for recipients of mental health services.

Each unit has emergency pull-cords and other safety features for its senior residents. The development also includes a 1,000-square-foot community room with a laundry room and another kitchen. There are ample open space areas for residents, exceeding both city and state standards. Trenton Prospect House is the last in a multi-part project that includes a 57,000-square-foot shopping center across the street.

A Green Advantage The design of Trenton Prospect House is based on LEED principles, and has many green features, including:

- Low flow toilets and showerheads
- Energy Star appliances and lighting fixtures
- Recycled materials used in construction
- FSC (Forest Stewardship Council)-certified wood used for rough and finish carpentry
- Low-VOC paints, primers, sealants and adhesives
- CRI (Carpet and Rug Institute) Green Label-certified carpet
- Energy Star bathroom exhaust fans

Rents Of the 100 homes, 55 are designated for residents below 30 percent of area median income (AMI), and 54 units are designated for residents between 31 percent and 50 percent AMI.

Amenities The air-conditioned apartments will include access to a common room, an on-site recycling center and a large courtyard with landscaping and seating areas. A variety of artwork will decorate the common area walls, and the lobby has a fountain fostering a calming environment.

The community is approximately 100 feet from two major thoroughfares, and 200 feet from a bus stop. A supermarket offering free delivery service to Trenton Prospect House's residents, a beauty salon and laundromat are across the street. Within just a few blocks are a senior services facility and three churches (two of which have senior programs). A hospital, a fire station and a police sub-station are all a half mile away from the development.



Project Financing

City of Trenton	\$1,300,000
State of New Jersey Balanced Housing	\$4,140,000
Special Needs Trust Fund	\$900,000
FHLB	\$740,000
NJHMFA Mortgage	\$2,000,000
Enterprise Green Communities Grant	\$50,000
LIHTC Equity through Enterprise	\$12,000,000
Total Development Costs	\$21,130,000

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A partnership between Enterprise and the Natural Resources Defense Council

Social Services Trenton Prospect House's social services include counseling and supportive services for special needs tenants by the appropriate agencies. Free onsite health screenings will be provided by a local clinic, and an introductory course on banking will be provided by Wachovia Bank. A wide variety of programs are also offered through the nearby YMCA.

Developer Trenton Prospect House, LLC, transformed a once vacant 10-acre site into a viable community that provides quality goods and services and housing opportunities. In 2007, the New Jersey Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency awarded them with a Governor's Excellence in Housing Awards award in the category of Community Revitalization.

Architect Lloyd Rosenberg, DMR Architects



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Through Green Communities[®], Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.