



REDEVELOPMENT IN THE EAST TRENTON NEIGHBORHOOD

2017 - 2021



Creating Affordable Homes and Reactivating Abandoned Buildings in the East Trenton Neighborhood

The East Trenton Collaborative, working alongside New Jersey Community Capital (NJCC), Community Asset Preservation Corporation (CAPC), and other community partners, has made securing stable housing and addressing blight in East Trenton a priority. Since 2017, ETC has partnered with CAPC to redevelop properties in the East Trenton neighborhood in a greater effort to address the abandoned property problem, maintain the neighborhood's aging housing and commercial building stock, promote homeownership, and promote healthy and sustainable living in our community.

As a part of this effort, in 2021 ETC has worked with NJCC and its program Address Yourself to launch a new Down Payment Assistance Program. This program provides eligible East Trenton residents up to \$10,000 in down payment assistance, as well as free homeownership counseling and access to low-cost mortgage products. The program has already helped several East Trenton residents purchase their homes in the neighborhood, with a number of additional prospective homeowners in the beginning stages of the process.

Creating stable and affordable housing, refurbishing vacant storefronts, and restoring shuttered community institutions in the neighborhood significantly improves the quality of life for current and future East Trenton residents. All home renovations follow a "healthy home" renovation approach which addresses issues of asbestos, lead, and other toxins to make these homes safe and healthy for their new occupants. ETC plans to continue this project of home renovation and property redevelopment in an effort to build a stronger, healthier community. More information on our plans and projects can be found at east-trenton.org.

2017

601 N Clinton Ave

The East Trenton Center has gone through many transformations in its lifetime, eventually evolving from a church to its current status as a community center. Purchased from the New Brunswick Presbytery in 2016, the building underwent construction to upgrade our two main offices, large meeting room, classroom space, kitchen, food pantry, and basement. It has the capacity to hold forty East Trenton residents for in-person meetings and events.

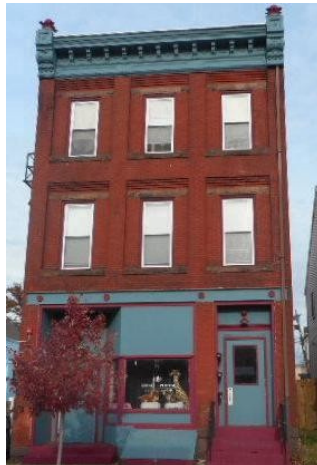


The East Trenton Center, 601 N Clinton Ave, after renovations.

615 N Clinton Ave



615 N Clinton before redevelopment.



615 N Clinton after renovation.

Also purchased by CAPC from the Presbytery in 2016, 615 N Clinton Ave has been transformed into a thriving space that hosts a commercial business on the first floor and three apartments behind and above. It is currently the home of a local East Trenton resident-owned and operated business, Create a Purpose Event Planning, that serves the greater Trenton area. This building is located across the renovated courtyard from the East Trenton Center and has become a key feature in the redevelopment of properties in East Trenton, especially along the Olden/Clinton Avenue corridor.

2018

28 Taylor Street

Purchased from a private seller in 2018, 28 Taylor Street is the home of an East Trenton resident currently involved in a lease-to-purchase arrangement. Originally built in 1877, this three-bedroom home has a spacious backyard, large basement, and is across the street from a community garden. The home's renovation created the opportunity for the current tenant to set his sights on becoming a homeowner. Once the process is complete, 28 Taylor will join other CAPC-renovated properties in the East Trenton neighborhood that are resident-owned, helping to stabilize housing and build community in our neighborhood.



28 Taylor Street after renovations.

2019

48 Hart Avenue

Originally built in 1851, 48 Hart Avenue is a two-bedroom home that underwent significant restoration by CAPC before being sold to its current owner-occupant. New updates to the home include new windows, electric, plumbing, HVAC, and paint. The kitchen was completely renovated to include modern appliances and new, spacious cabinets. This renovation honored the historical nature of the home and neighborhood while simultaneously providing a modern, updated housing opportunity for a Trenton resident.



48 Hart Ave before renovation.



48 Hart Ave during renovation.



48 Hart Ave after renovation.

51 Hart Avenue

Hart Avenue has been a focus for much of the redevelopment in the East Trenton neighborhood. Due to the historical nature of these homes, with 51 Hart Ave originally being built in 1881, careful renovations are necessary in order to preserve the community's history while also providing affordable, safe, and stable housing to residents. 51 Hart Ave's renovation included installing new windows, electric, HVAC, and plumbing. The kitchen was updated to include modern stainless steel appliances and new cabinets. This three-bedroom home has spacious dining and living areas for the East Trenton family who calls it home.



Exterior of 51 Hart Ave before renovation.



Exterior of 51 Hart Ave after renovation.



Kitchen of 51 Hart Ave before renovation.



Kitchen of 51 Hart Ave after renovation.

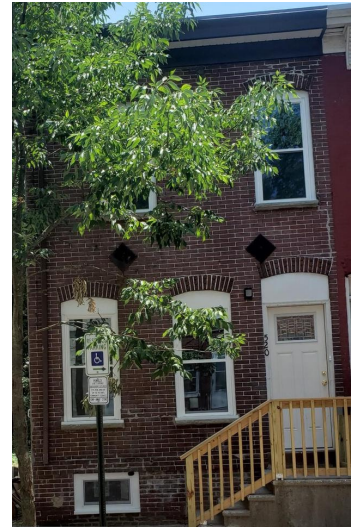
2020

520 Saint Joes Ave

Purchased from the City of Trenton, 520 Saint Joes Ave underwent a significant renovation that included installing new windows, doors, plumbing, HVAC, laminate flooring, and carpet. The kitchen was updated to include modern appliances and new cabinets to create a welcoming space for a new family to enjoy. This home was sold in 2020 to a couple as an owner-occupied property. The husband, Juan, told us of his family's plans to purchase the side lot adjacent to the home to create a garden and patio.



520 St Joes before renovation.



520 St Joes after renovation.

"My wife and I are very happy since this is our first home. We are grateful that there are programs like the one ETC has developed because people who really need it can benefit from it. Our house is very comfortable, close to the different stores, and the neighbors are very friendly. From the moment of purchase, we have felt very accompanied by all of you. We thank ETC with all our hearts. If I succeed in buying the vacant lot next door, I intend to unite it with my lot through a new fence, completely clearing the land, leveling it with soil to plant a garden, where I will harvest organic vegetables and create a beautiful patio. I have already bought the necessary tools and seeds for this project, and later I will buy some plants to plant them." - ET Resident Juan

670 North Clinton Ave

Purchased by CAPC from a private owner in 2020, 670 North Clinton Ave underwent a significant renovation to become an attractive and affordable home. Upon completion, this property was purchased by an East Trenton resident with the help of Address Yourself's Down Payment Assistance program. The homeowner was able to receive free home purchase advice, access to a low-cost mortgage, and assistance with the down payment to acquire his new home.



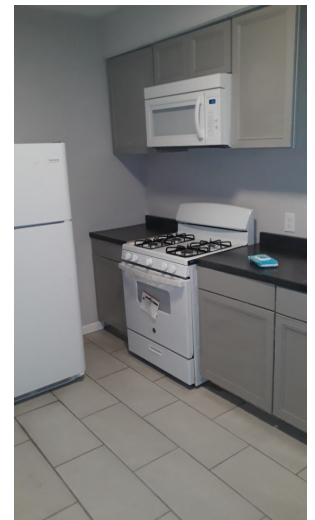
Outside of 670 N Clinton Ave before renovation.



Outside of 670 N Clinton Ave after renovation.



The kitchen of 670 N Clinton Ave before renovation.



The kitchen of 670 N Clinton Ave after renovation.

2021

540 North Clinton Ave

Former home to Charlie Fishs Lounge, 540 N Clinton Ave was purchased from the City of Trenton in 2020. Currently in the early stages of renovation, the building will host a commercial space on the first floor and apartments above. The storefront and apartments are expected to be available by spring of 2022. The renovation and reactivation of the building will enhance the North Clinton/Olden Ave corridor and bring new business to the commercial hub of the East Trenton neighborhood.



540 N Clinton Ave before renovation.



212 N Clinton Ave before renovation.

212 North Clinton Ave

Purchased from a private seller, 212 N Clinton Ave is currently under construction as well. When finished, this building will have commercial space available on the first floor and three residential apartments available on the first, second, and third floors. Construction is expected to be completed by the spring of 2022, with the storefront and apartments leased to new occupants shortly after. Also located on the North Clinton/Olden corridor, this property has the potential to attract new business and clientele with its close proximity to locations that include Capital City Farm and the Trenton Police Station.

74, 76 & 82 Hart Avenue

This string of abandoned homes on Hart Avenue was purchased by CAPC from the City of Trenton in 2020 to be renovated and restored. Currently nearing completion, these properties are expected to be ready for purchase by new homeowners by the Fall of 2021. As with CAPC's other recent sales in the neighborhood, eligible East Trenton residents and others can take advantage of Address Yourself's homeownership counseling and DPA program to help them qualify for a mortgage. The renovation of these homes will bring new life to the area, which is directly across the street from the historic Locust Hill Cemetery.



74 Hart Ave before renovation.



76 Hart Ave during renovation.



82 Hart Ave during renovation.

East Trenton Library Community Center

The shuttered East Trenton Library, located at 701 N Clinton Avenue, is a historic place and a beloved community facility. Built as a private home in 1796, the structure actively served the community as a branch library for nearly 8 decades until it was abruptly shut down due to a City budget crisis in 2009. Community residents, citing the library's importance as an educational and community social hub, have been advocating for its reopening ever since.

ETC is currently working alongside residents, NJCC, and the City of Trenton to restore this historic structure as a community center that focuses on education, business and job enhancement activities, and other community programming. In 2020, NJCC received a grant from the NJ Historic Trust to renovate the structure and return it to use as the East Trenton Library Community Center in partnership with the City, which is providing matching funds. Phase 1 of this 2 Phase renovation will cover exterior renovations, systems upgrades, interior renovations to the first floor and basement, and the addition of two ADA accessible bathrooms. Phase 2 will focus on renovating the second floor. After construction, the facility will be operated by the City, which owns the building, with programming by ETC and others. Phase 1 construction is expected to begin in the fall of 2021. Construction is expected to be completed by summer, 2022.



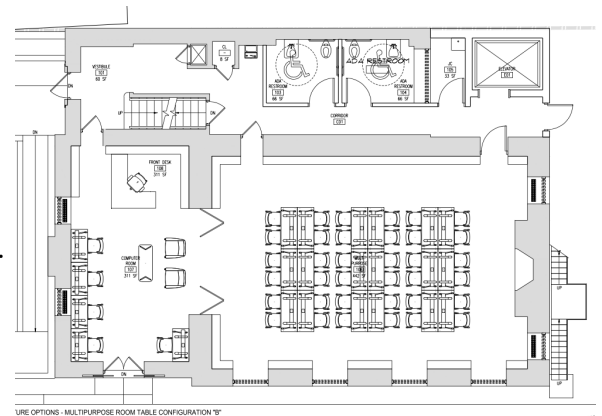
Current status of the East Trenton Library.



Historic photo of the East Trenton Library in operation.

Having the East Trenton library building functioning again will help meet the expanding space needs for the community activities catalyzed by the East Trenton Collaborative along with community leaders and other partners. It will contain books, reading tables, flexible work areas, and extensive computer and internet connectivity designed for job search, research, and a range of training and business support activities. As an educational and job support center, it will also be the site of English classes for neighborhood residents looking to improve their English-speaking abilities.

As of August 2021, construction drawings for Phase 1 are complete and under review by the NJ Historic Trust. A floorplan for the first floor has been identified with a moveable furniture arrangement that can be arranged to host various types of meetings and events. Following approval of the construction drawings by the Trust the project will go out to bid, with Phase 1 construction beginning once a contractor is confirmed.



Floorplan of the first floor of the East Trenton Library Community Center.