



The **Community Builders, Inc.**

New Brunswick, NJ



Photograph by Katherine Marks

NEW BRUNSWICK

Like many older public housing projects, the 45-year old Memorial Homes Housing Complex was difficult to maintain and crime was a constant problem. Residents and the City of New Brunswick, NJ agreed that the best way to remedy these issues and enhance residents' lives was to demolish the existing buildings and start anew. This dream took a major step toward reality in 1998 when the New Brunswick Housing Authority (NBHA) and The Community Builders (TCB) secured a HUD HOPE VI grant for the demolition of Memorial Homes and the construction of new housing.



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Residents worked with the City on what became known as the Lower George Street Revitalization Plan. The plan's goal was to provide a pedestrian friendly design, lower-density housing units, more opportunities for local businesses and to serve as a catalyst for development throughout the city. TCB joined the effort as Master Planner and crafted a three-phase development plan.

The first two phases of the revitalization plan, Hope Manor and Riverside, provide a total of 144 low to affordable rental units. The developments also include a commercial component of over 7,800 square feet of retail space and a beautiful new community center. The commercial space currently provides residents with numerous conveniences, including: dry cleaning and tailoring services, a check cashing office, a local convenience store and the temporary offices of the New Brunswick Housing Authority. The final phase of the New Brunswick HOPE VI is the Lord Stirling Senior Housing project. This project converted a century-old school into 48 senior rental units. Lord Stirling is one of the first projects in the country to utilize both HUD Section 202 funds and New Jersey tax credits. Construction was completed in October 2007.

All phases of this development benefit from a wide array of services provided by TCB's Community Initiatives department. A full-time, on-site Resident Services Coordinator provides residents with excellent programs, including resume writing workshops, mentoring & after school programs for children, job opportunity listings, monthly crime watch & resident meetings, and referrals to other local social services, such as job training programs.

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New Brunswick at a Glance

- 144 new affordable family rental homes, 48 substantially renovated affordable senior rental homes, a new community center, and on-site resident services.
- **TCB Role:** Master Planner, Owner, Developer, Community Support and Services Provider, Management Agent
- **Financial Participants:** HUD HOPE VI and Section 202, NBHA, State of New Jersey Tax Credits, City of New Brunswick HOME and Regional Contribution Agreement Funds, Federal Home Loan Bank — New York, Wachovia Bank, Energy Star
- **Total Development Cost:** \$45 million