



Request for Proposal

**Re-Development of 137-139 & 141-147
W. Hanover Street, Trenton, NJ**

**Administered By:
Housing and Community Development
Network of New Jersey, Inc.**

**RFP Release Date:
Due Date:**

**January 15, 2026
February 28, 2026**

**Staci Berger, President & CEO
Louis E. Prezeau, Jr., VP of Administration**

INTRODUCTION

The Housing and Community Development Network of New Jersey is soliciting proposals from qualified real estate developers with demonstrated experience in non-profit and affordable housing development. The subject properties, located at 137-139 and 141-147 W. Hanover Street, Trenton, NJ, present a unique opportunity to re-develop underutilized parcels in a manner that will enhance the surrounding neighborhood; provide safe, healthy, and sustainable affordable housing; and contribute to the long-term revitalization of Trenton's urban core.

PROJECT GOALS

1. Deliver safe, healthy, and affordable workforce and family housing units consistent with state and federal guidelines.
2. Deliver mixed-use components (retail, community facilities, office, and/or nonprofit space) that supports neighborhood revitalization.
3. Incorporate sustainable building practices and energy efficiency standards.
4. Establish collaborations with local non-profit and community organizations whenever appropriate.

PROPERTY INFORMATION

1. Address: 137-139 & 141-147 W. Hanover Street, Trenton, NJ
2. Ownership: Housing and Community Development Network of New Jersey, Inc.
3. Block/Lots: Block 3503, Lots 3, 4, 5, 6, 8, and 9
4. Zoning: C-MX (Mixed Use-Flex Space)

REDEVELOPMENT ASSUMPTIONS

1. Ground Floor: Provide approximately 3,000 square feet of dedicated space for the Housing and Community Development Network of New Jersey, in addition to ground-floor retail space designed to support active street frontage and project financial viability.
2. Upper Floor Affordable Housing: Proposed residential development must include a substantial percentage of affordable units, incorporating a balanced mix of workforce housing and family-sized units with three (3) or more bedrooms, ensuring long-term affordability and meeting the needs of diverse household types.
3. Parking: As required by local zoning.

SUBMISSION REQUIREMENTS

Interested developers are invited to submit proposals that include the following:

1. Proposed purchase price/offer for the property as a standalone figure, separate from and without reference to any conditions, contingencies, or other requirements included in this RFP.
2. Cover Letter: Introduce the development team and summarize qualifications.
3. Developer Qualifications: Experience with affordable housing, nonprofit partnerships, and urban redevelopment. Include relevant projects and references.
4. Project Concept: Preliminary vision for the site, including ownership structure, proposed uses, unit mix, design concepts, sustainability measures, and integration with the surrounding community.
5. Financial Structure: Anticipated sources of financing (e.g., LIHTC, AHTF, state/federal subsidies, private equity, debt). Include preliminary development budget and pro forma if available.
6. Partnership Approach: Outline opportunities for collaboration with local non-profits, government agencies, and/or community organizations.
7. Timeline: Proposed development schedule, including entitlements, financing, construction, and lease-up.
8. Development Team: Key personnel, architects, engineers, and contractors.

EVALUATION CRITERIA

Proposals will be evaluated based on the following factors:

1. Demonstrated experience in affordable housing/non-profit facility development.
2. Financial feasibility and ability to secure financing.
3. Quality and creativity of the development concept.
4. Commitment to sustainability, energy efficiency, and long-term operations.
5. Demonstrated track record of collaboration with municipalities and non-profit organizations.
6. Capacity to deliver on time and within budget.

SUBMISSION INSTRUCTIONS

Please send one (1) electronic PDF copy via email to Louis E. Prezeau, Jr. - Vice-President of Administration and Community Investments at lprezeau@hcdnnj.org by February 28, 2026. A site visit can be arranged upon request and any questions regarding this RFP must be submitted in writing to lprezeau@hcdnnj.org by February 15, 2026. Ownership reserves the right to accept or reject any or all proposals, negotiate terms, and request additional information.