


# Housing and Climate Gentrification

James Clavelli, Carolina Guzman,  
Carrie Martin, Nisan Novack

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# Agenda

- Overview
- Summary of Relevant Analysis
- Climate Threats
- Community Stressors
- Recommendations
- Conclusion
- References

# Overview of Resilience, Housing, and Climate Gentrification



# Housing and Resilience

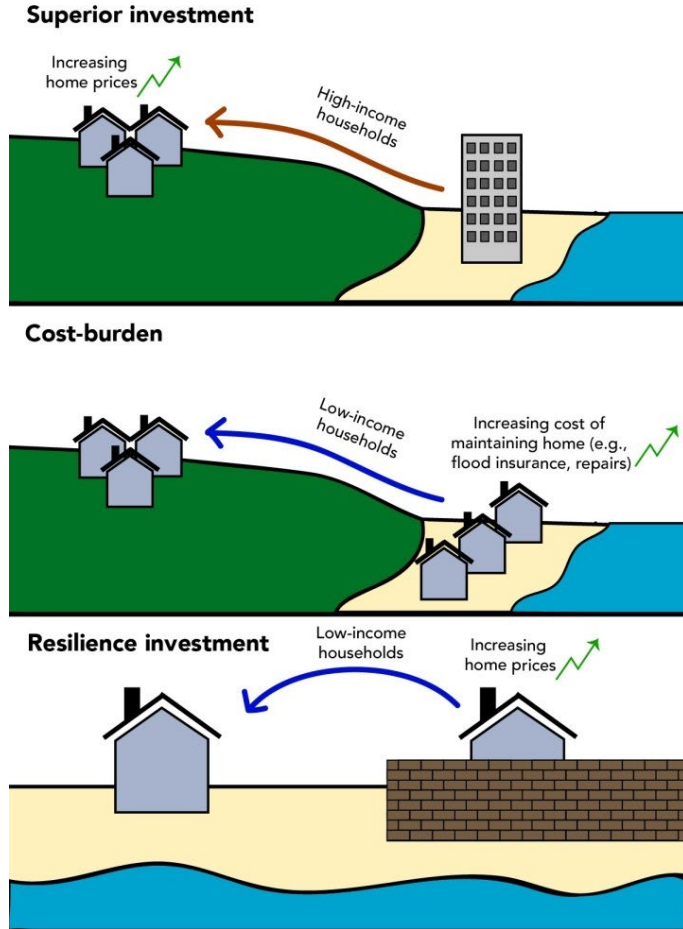
- Housing is part of the essential fabric of any community
- Housing must be built with essential qualities in mind: improving public health and safety, combating inequality, and limiting pollution and greenhouse gases
- Housing should be located near jobs, open space, and other natural resources
- Housing, including public housing, needs to be safe, secure, resilient, and efficient



Image Source: Ellen White

# Climate Gentrification

- Displacement that results from green investment
- Often with the best of intentions, investing in a community in a way that makes it more green, or sustainable, makes the location more desirable
- This phenomenon can lead to higher prices for homes, and rentals. This can lead to the **displacement** of long time citizens of a community



# Summary of Relevant Analysis





# Key Demographics

**Table 4. Population by Race**

	<b>City of Perth Amboy</b>	<b>Middlesex County</b>
Total Population (2018 estimate)	51,928	829,685
White, not Hispanic or Latino	9.4%	42.3%
Hispanic or Latino	82.2%	21.6%
Black or African American	8.2%	11.7%
Asian	1.5%	25.1%
American Indian and Alaska Native	0.2%	0.6%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%
Two or More Races	1.7%	2.2%

# Poverty and Mobility Challenges

\$50,883 median household income

As compared to \$83,133 in Middlesex County (2017)

20.50% persons in poverty

As compared to 8.5% in Middlesex County (2017)

21% households have no vehicles

In Perth Amboy (2017)



# Majority Renters

## 65% housing stock is one- or two-family

**71%** Of occupied housing units are renter-occupied (2017)

**34%** Of all housing units are single-family (2017)

**31%** Of all housing units are two-family (2017)

# Overcrowding

250 housing units

with 1.51 or more occupants per room (2017)

3.28 persons per household

As compared to 2.84 persons per household in Middlesex County (2017)

# Climate Threats

The image features a light beige background. In the bottom right corner, there is a dark blue shape that tapers towards the bottom left, creating a diagonal split in the design. The text 'Climate Threats' is positioned in the upper left area of the beige background.

# Heavy Precipitation and Urban Flooding

- The frequency of heavy rainfall events and the amount of precipitation falling during these events is expected to increase with climate change
- Expected to cause **urban flooding**
- Impervious surface cover in urban areas prevent infiltration
- Without infiltration, rainfall overwhelms storm drains
- According to NRDC, “physical and mental health effects” are “linked to chronic flooding, such as asthma resulting from mold exposure<sup>2</sup>”

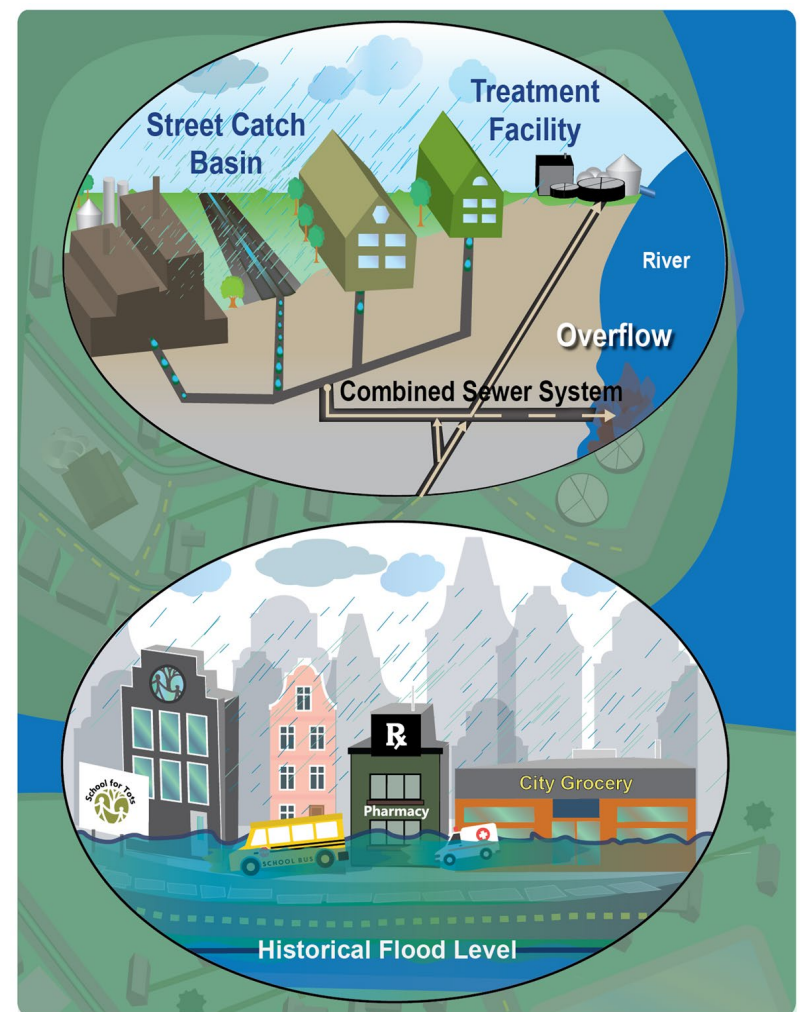
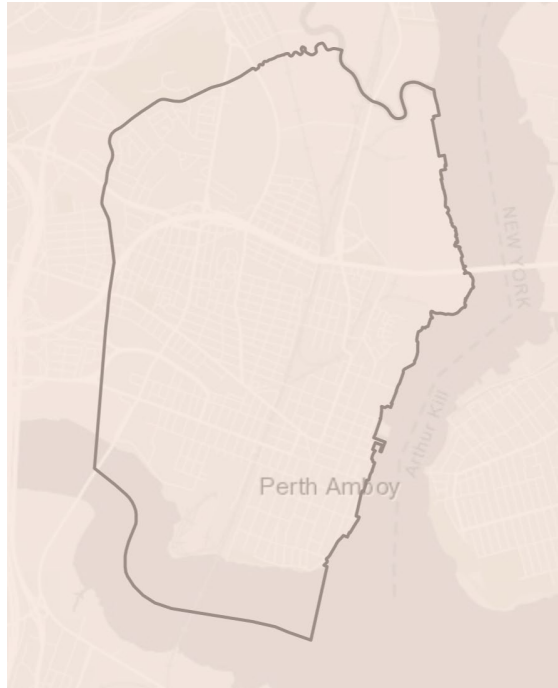


Image Source: U.S. Global Change Research Program

# Extreme Heat: NJ Forest Adapt Model



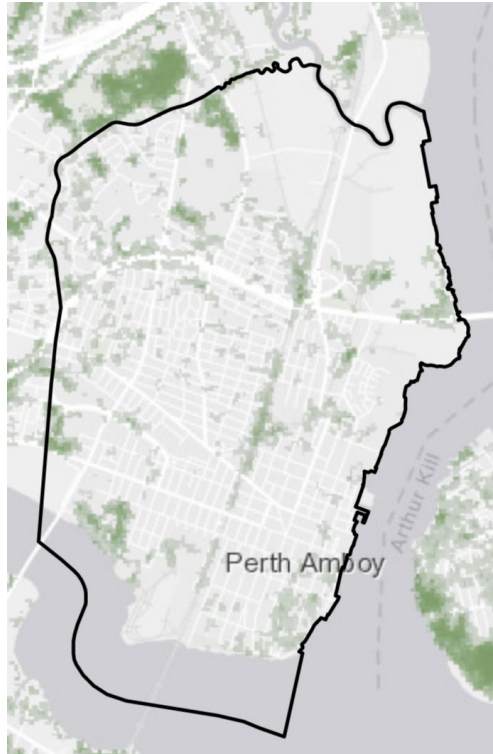
Change in Days with Max.  
Temp. Above 95F from  
Baseline to 2030 (RCP 8.5)



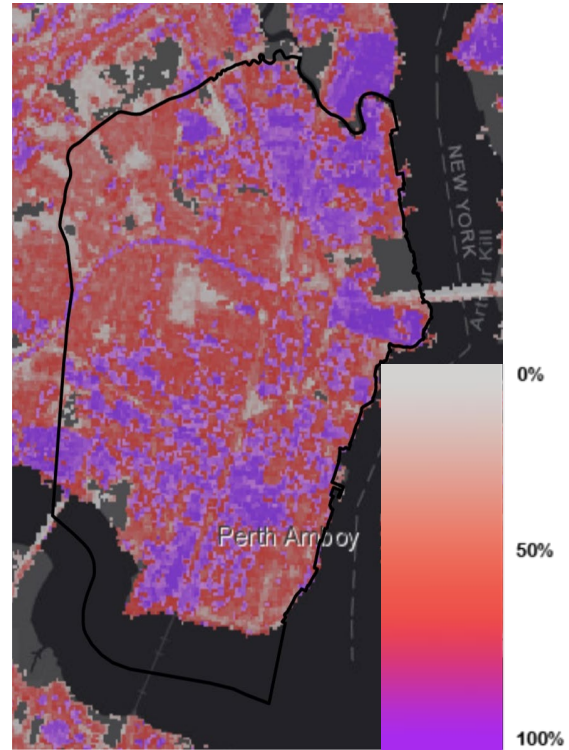
Change in Days with Max.  
Temp. Above 95F from  
Baseline to 2060 (RCP 8.5)



# Perth Amboy Urban Heat Island



Tree Canopy Cover



Impervious Surface Cover

# Extreme Heat: Cooling Centers

## Cooling Centers in Perth Amboy

Cooling Center	Address	Operating Hours During Extreme Heat
Alexander F. Jankoski Community Center	1 Olive Street, Perth Amboy, NJ	Open M-F: 9:00 AM - 5:00 PM
Raritan Bay Area YMCA	357 New Brunswick Avenue, Perth Amboy, NJ	Open M-F: 5:30 AM - 9:00 PM Saturday and Sunday: 7:30 AM - 4:00 PM
Perth Amboy Public Library	196 Jefferson Street, Perth Amboy, NJ	Monday, Tuesday, and Thursday: 9:00 AM - 8:00 PM Wednesday and Friday: 9:00 AM - 5:00 PM Saturday: 9:00 AM - 4:00 PM

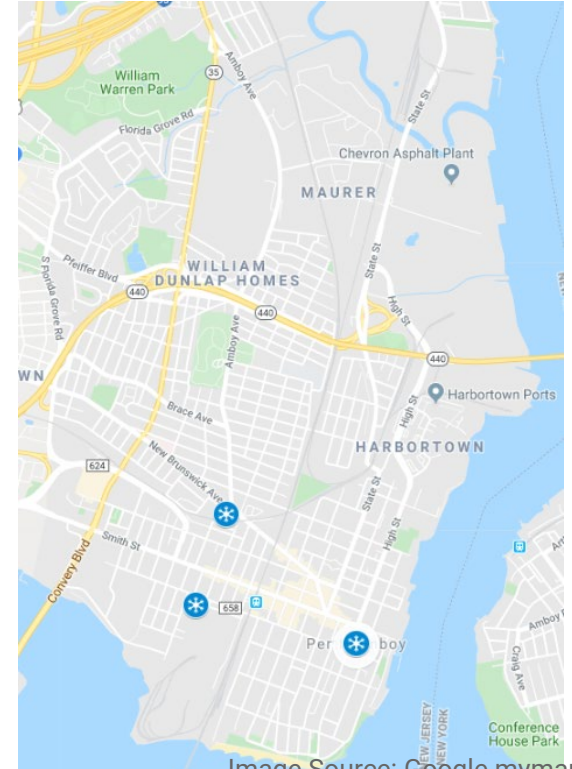


Image Source: Google mymaps

# Community Stressors





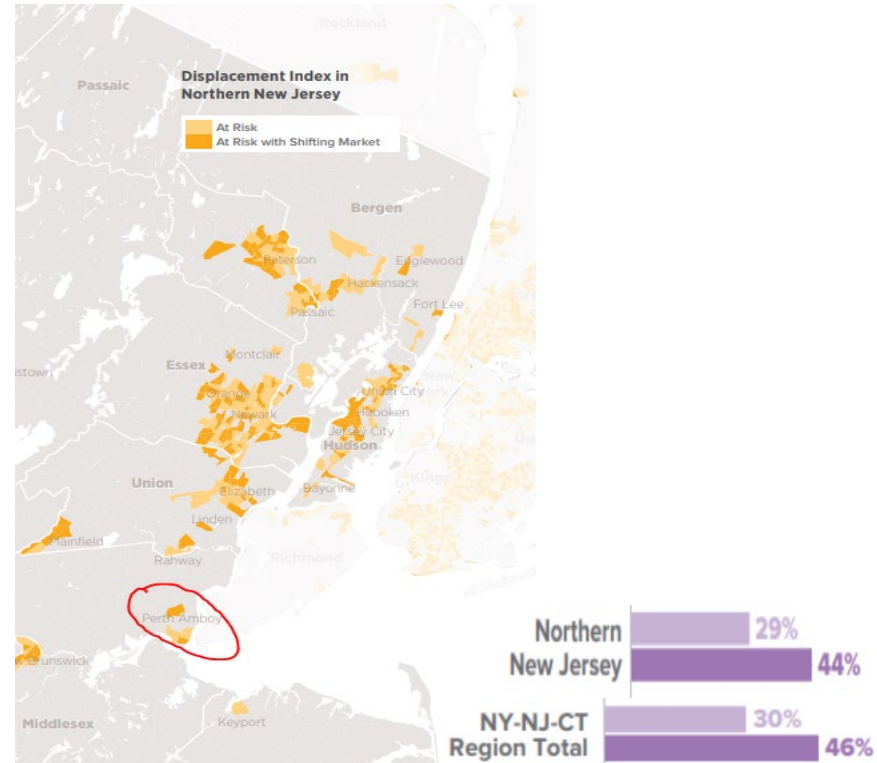
# Social Vulnerability

**Social vulnerability is defined as the high probability of an individual or family to encounter hardship due to lack of access to money, health care, education, or vital information.**

- Affects lower income individuals and those of another ethnic, racial, and cultural background
- Groups most likely to be affected are Latinos and African Americans
- Perth Amboy is a majority minority community, with 91% of the population being Hispanic, Black, or Asian, and 41% of the population being foreign-born

# Displacement Threats

- Low and moderate-income residents are being replaced by wealthier populations in walkable neighborhoods with good access to jobs
- Many of these walkable, accessible neighborhoods are seeing a shift to more expensive housing
- Displacement risk is a problem throughout the New York City Metro Region, including in Perth Amboy



# Community Stressor: Illegal Housing & Code

- **Illegal housing examples**

- Illegally constructed dwellings in basements, attics, garages, and additions on the side/rear of home
- Converting 1 bedroom into 2 or multiple bedrooms
- Renting a home to multiple people

- **Perth Amboy code limits illegal housing**

- Attics, Basements, Cellars and Garages may only be used for what they were originally intended (storage, mechanical rooms, washer dryer, recreation) and are not to be used as habitable spaces

# Dangers of Illegal Housing

- **Illegal Housing can create dangerous conditions for renters and those around them:**
  - May lead to overcrowding and create a hazard
  - No proper and direct exit can trap someone during a fire, flood, or other life threatening situation
  - Illegal conversions have not been checked by an inspector and may have been built unsafely or had shoddy electrical/gas work
  - Due to increased flooding, further negative effects could be pests and mold infestations, particularly in basements



# Popularity of Illegal Housing

- **Due to rising rents, illegal housing has become prevalent in NJ because they provide affordability:**
  - 42% of apartments in Perth Amboy cost \$1,001-\$1,500 monthly
  - 40% cost \$1,501-\$2,000 monthly
  - 18% cost over \$2000 monthly
  - Per the census, the median gross rent is \$1,241
- **Perth Amboy is particularly vulnerable to illegal housing:**
  - It has a poverty rate of 20.5%
  - The city is majority minority and more likely to have large families

# Recommendations



# Team Vision Statement

1. Increase and preserve access to safe and affordable housing.
2. Build up the community's adaptive capacity to cope with environmental and climate hazards.
3. Require new development and retrofit existing development to be resilient and sustainable.

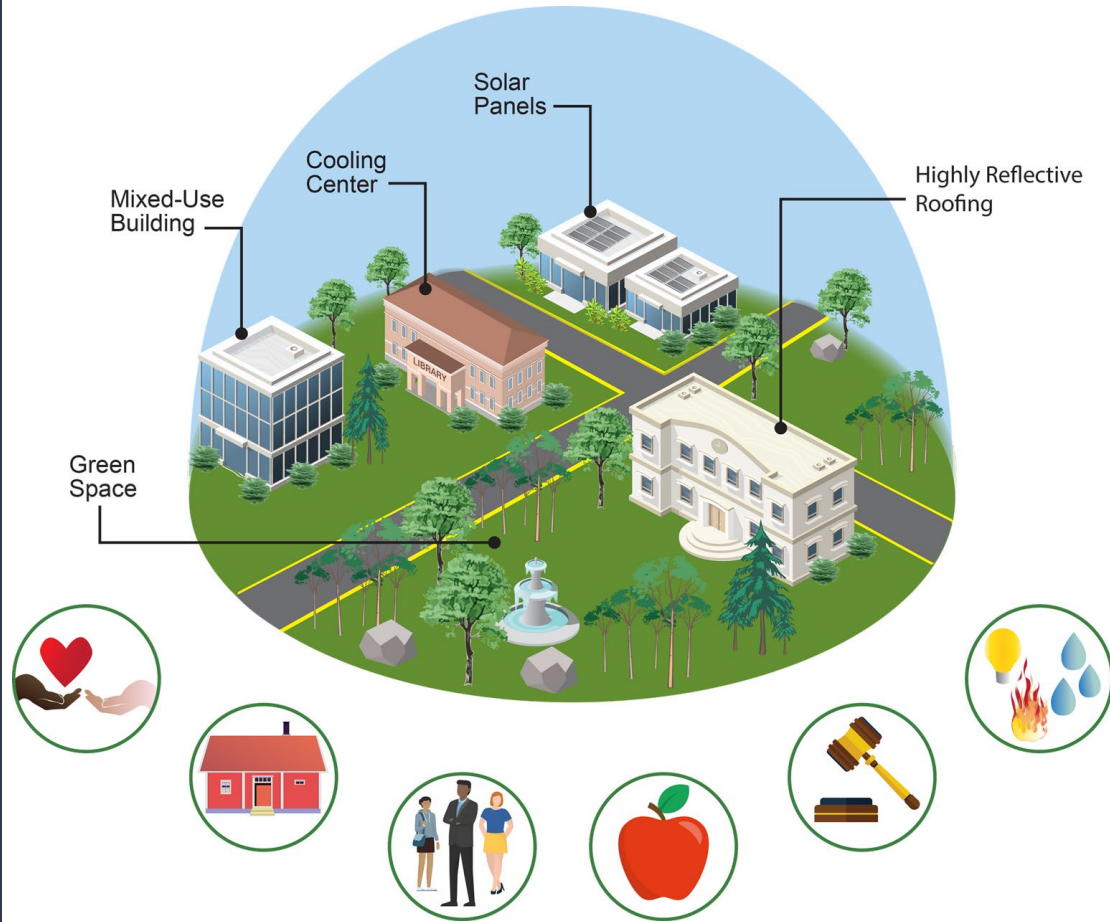


Image Source: U.S. Global Change Research Program

# Mixed - Use and Transit- Oriented Redevelopment

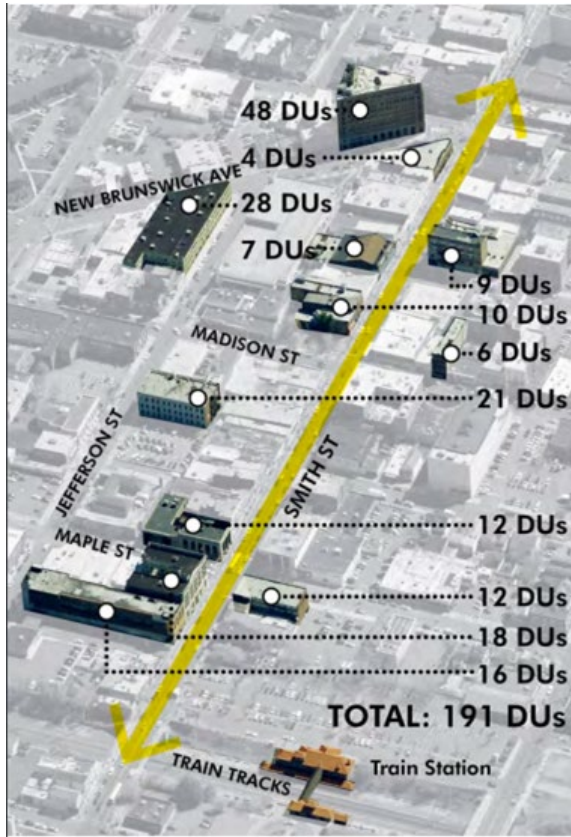
- Support mixed-use and transit-oriented redevelopment efforts
- Discourage residential development in waterfront areas



Example: Addison, Texas

Image Source: <http://www.tod.org/projects.html>





# Anti - Displacement Measures

- **Protections**

- Rent stabilization, requiring landlords to have a just cause to evict, and guarantee a tenant's right to counsel in eviction cases

- **Production**

- Produce affordable housing as a means of preventing future displacement. Subsidized housing that is of high quality, in desirable areas, plus market rate housing

- **Preservation (and improving)**

- Preserve and improve existing affordable housing stock

# Examples of Anti - Displacement Measures in Action



*Left: Chicago neighborhood with legal rep. cases*

*Right: San Francisco Small Sites units*

Image Source: shelterforce.org

**Protections**

**Production**

**Preservation**

# Types of Affordable Housing

- Develop more **Public Housing**
- Include **Section 8** subsidies
- We recommend this housing is built in desirable areas located in the downtown



Image Source: Studio G Architects

# Partnerships for Social & Economic Resilience

**The City of Perth Amboy should seek to actively partner with community-based organizations in the city to increase the social and economic resilience of city residents. These organizations include:**

- Jewish Renaissance Foundation
- Catholic Charities
- Raritan Area YMCA
- Puerto Rican Association for Human Development
- Perth Amboy Community Center
- Meals on Wheels
- Housing Authority of the City of Perth Amboy

# Energy Assistance

## **Create & Enforce Minimum Temperature Control Standards**

Create standards ensuring all residential units have a minimum standard of cooling measures and ventilation for extreme heat events.

## **Publicize State-Sponsored Energy Assistance Programs**

Perform a robust public outreach process to educate and sign up low-income residents for energy assistance programs offered by the New Jersey Board of Public Utilities, Department of Community Affairs, and Department of Human Services.



Image Source: NJBPU Facebook

# Code Enforcement

## Register Rentals

Require all landlords to register all rental units in a digital database maintained by the City of Perth Amboy's Office of Code Enforcement. Grant amnesty for previously unregistered units.

## Hold Home Health & Safety Trainings

Partner with the Middlesex County Department of Public Safety and Health to train social services professionals and residents on detecting environmental hazards in their homes.



Image Source: ifcfiresprinkler.org

# Proposed Cooling Center Locations

Proposed Cooling Centers in Perth Amboy	
Cooling Center	Address
Perth Amboy High School	300 Eagle Avenue, Perth Amboy, NJ
Samuel E. Shull Middle School	380 Hall Avenue, Perth Amboy, NJ
McGinnis Middle School	271 State Street, Perth Amboy, NJ
The Salvation Army Perth Amboy Corps	433 State Street, Perth Amboy, NJ

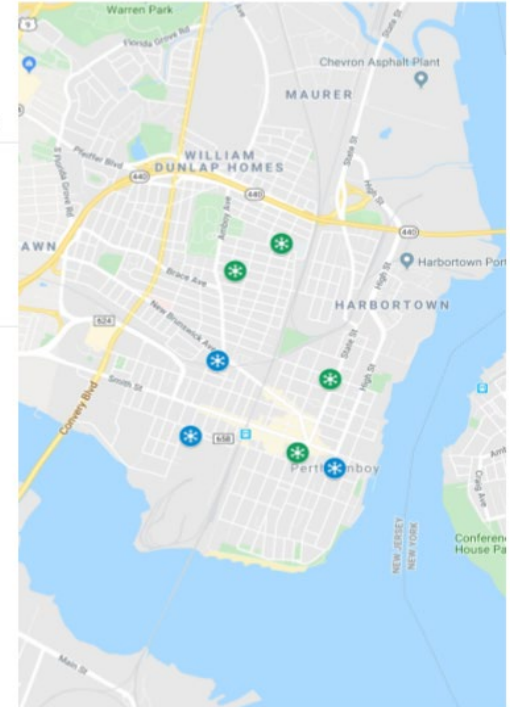
## Existing and Potential Cooling Centers

### Existing Cooling Centers

- Alexander F. Jankoski Community Center
- Raritan Bay Area YMCA
- Perth Amboy Public Library

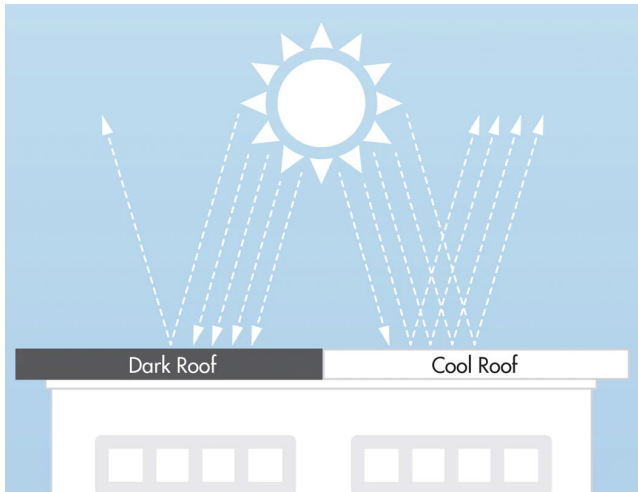
### Potential Cooling Centers

- Perth Amboy High School
- Samuel E. Shull Middle School
- McGinnis Middle School
- The Salvation Army Perth Amboy Corps





# Climate Proofing



## White Roofs/Blue Roofs/Green Roofs

Alleviate Heat Island



## Exterior Roller-Shutters

Heat Gain Protection



## Street Tree Canopy

Tree Cover Close to Homes  
Provide Shade

Image Source: RPA, 2019

# Improvements for New and Existing Housing



Using onsite, non potable water reuse to:

- Utilize rainwater for onsite uses, utilizing rainwater catchment systems
- Reusing gray water for purposes such as toilet flushing
- Helps keep water off of the street, and out of the sewage system
- Create a local ordinance that requires new construction to include non potable water reuse systems, provide permitting and installation information through the Department of Code Enforcement

# Strategies to Increase Legal Housing Capacity

- Form Based Code - Increase supply, improve character
- Subdivide existing homes that are currently vacant
- Encourage construction of accessory dwelling units
- Provide incentive for new construction to provision affordable units - i.e. Allow more units to be built

Image Source: [https://bloustein.rutgers.edu/wp-content/uploads/2015/02/PerthAmboyVision\\_FinalReport.pdf](https://bloustein.rutgers.edu/wp-content/uploads/2015/02/PerthAmboyVision_FinalReport.pdf),  
<https://nj.gov/state/planning/assets/docs/publications/190-form-based-codes.pdf>



# Conclusion

We believe that by following these recommendations, Perth Amboy can become more resilient, protect its citizens from climate, and displacement threats, prosper and grow in an equitable and sustainable fashion.

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