Tewksbury Supportive Housing

Whitehouse Station, New Jersey

Developer
United Cerebral Palsy of Northern, Central and Southern New Jersey, Inc.

Total Units
18

Description
Tewksbury Supportive Housing, also known as The Meadows at Oldwick, is an 18-unit congregate living facility intended to serve low- to moderate-income families in which at least one member has a disability. The site for the project is an underdeveloped meadow that includes streams and adjacent wetlands. It is part of a green belt surrounding the Oldwick neighborhood. The structure is designed to preserve the natural beauty of the site by minimizing both the visual and environmental impacts of the building.

The exterior and interior features, common spaces and individual apartments are designed to meet the needs of tenants with disabilities and their families. The design offers residents the choice of living fully independently or sharing household tasks, such as cooking, shared social activities, etc., in a community center that also includes a laundry room and community living room. Each apartment contains many accessibility features such as oversized rooms with ample wheelchair turning space, extra wide hallways, roll-in bathroom showers, lower kitchen counter tops and work spaces, accessible kitchen appliances and laundry facilities, lower closet shelves, touch pad electrical and light controls, electronic window openers, lever style doorknobs, multi-zone heating and air conditioning systems with multi-zone room temperature controls, and a horn/strobe fire alarm system to serve residents with visual or hearing impairments. Covered walkways provide protected access to all facilities.

A Green Advantage
This project received the Best Green/Sustainable Project Award in 2008 at the New Jersey Governor’s Conference. Green features include:
- Maximum number of apartments situated to take advantage of southern exposure
- Low-flow showerheads and toilets
- Native drought-tolerant plants
- All appliances and lighting fixtures are Energy Star labeled
- Photovoltaic panels provide at least 10 percent of the project’s estimated energy demand
- Low VOC paints, primers, caulks, and sealants
- Portions of the roof designed to receive a green roof in the future
- Daikin High-efficiency mini-split heat pump systems with individual room controls
- PolySteel insulated concrete forms (ICFs)

Project Financing

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>NJ Housing Mortgage Finance Agency</td>
<td>$810,000</td>
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<tr>
<td>Special Needs Housing Trust Fund</td>
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<tr>
<td>LIHTC Equity through WNC &amp; Associates</td>
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<tr>
<td>NJ Department of Community Affairs Green Home Funds</td>
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<td>NJ Department of Community Affairs Deep Subsidy</td>
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<td>NJ Housing Mortgage Finance Agency Home Express Funds</td>
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<td>Enterprise Green Communities Grant</td>
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<td>Deferred Developer Fee</td>
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<td><strong>Total</strong></td>
<td><strong>$5,270,014</strong></td>
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Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide $555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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