



For Immediate Release

Affordable Senior Housing Development Breaks Ground in Teaneck

VIPs Join The Alpert Group and The Bright Side Family for 1425 Teaneck Road Launch

TEANECK, N.J. (Nov. 4, 2022) – Full-service real estate company [The Alpert Group LLC](#) and its non-profit partner [The Bright Side Family](#) broke ground Wednesday, Nov. 2, 2022, on a new affordable senior housing community at 1425 Teaneck Road in Teaneck, N.J. The project will bring 40 independent senior living apartments for those age 62 and older to the township in late 2023, replacing a vacant and outdated municipal facility on the site.

Township of Teaneck Deputy Mayor Elie Katz, Deputy Mayor Mark Schwartz, Councilman Keith Kaplan, and other state and local dignitaries attended the official groundbreaking along with The Alpert Group President Joseph Alpert, The Bright Side Family Founder/Executive Director Elizabeth Davis, and Enterprise Community Partners Senior Underwriter Susan Grossman.

The five-story project is helping to satisfy Teaneck’s affordable housing obligation, and will meet the current – and future – needs of the community’s rapidly aging senior population.

“We are thrilled to get shovels in the ground during a time of rising costs and interest rates. Through the hard work and determination of the Township, our development team, and financial partners, this quality, affordable community will soon provide a home for seniors at a rent they can afford,” noted Alpert of The Alpert Group.

Community Features Senior-Friendly Amenities

Comprised primarily of one-bedroom units, 1425 Teaneck Road is ideally located along the Teaneck Road commercial corridor with proximity to Walgreens, ample shopping and dining, houses of worship, a library, and public transportation. Tenants will benefit from well-appointed apartments along with:

- On-site parking
- A community room
- An array of energy-saving design features to foster a healthy living environment and lower operating costs
- A wide range of senior services for residents

- An elevator and other handicap-accessible features

“This building will provide critically needed affordable housing units for older adults, with on-site supportive services to ensure that residents can age in place safely and with dignity,” said Davis, of The Bright Side Family. “Its ground-floor community center will serve as a hub of wellness and social programs for residents of the building and surrounding neighborhood. Our Age Friendly Teaneck team will work with community partners and residents to ensure that Teaneck's older adults are alerted when applications are available and connect those who need it with hands-on help in completing the application process.”

Teaneck Officials Supporting Seniors' Housing

The 1425 Teaneck Road project has received wide-ranging endorsements, and will make Teaneck a model for the type of housing and senior services that older residents need to age in place affordably and comfortably. "This project is another example of our township's commitment to our seniors who are looking to downsize but do not want to leave Teaneck," noted Township of Teaneck Mayor Jim Dunleavy.

Additionally, five units in the project will be age-restricted, permanent, supportive housing units for homeless persons.

"We've been advancing seniors' needs throughout Teaneck, and one area that really drew our focus was increasing the availability of affordable housing," said Elie Katz, Deputy Mayor, Township of Teaneck. "This partnership with The Alpert Group and The Bright Side Family – who are building on Township land – will greatly help the housing prospects for our town's seniors, many of whom are on fixed incomes."

Mark J. Schwartz, Deputy Mayor, Township of Teaneck, said, "We often hear from residents how private apartments are not affordable, but with the cost of land acquisition and construction, affordability is virtually impossible to meet. In the case of 1425 Teaneck Road, we were able to leverage the asset the town owns, the land, to remove the major hurdle to affordability. While it took years, we are excited to move this project forward."

Other development team members for the 1425 Teaneck Road project include Thriven Design (formerly named Kitchen and Associates), Brach Eichler, Jewish Children's and Family Services of Northern New Jersey, Monarch Housing Associates, MidAtlantic Engineering Partners, and C&C Construction Management. Financial partners include The New Jersey Housing Mortgage Finance Agency, Enterprise Community Partners, TD Bank, and The Township of Teaneck.

About The Alpert Group LLC

The Alpert Group LLC is a fourth generation, family owned and operated full-service real estate management and development company. Since its founding over 40 years ago, the company has developed over 3,500 units of housing and currently owns and manages a portfolio of over 2,500 units in New Jersey. The Alpert Group is a

recognized leader in the development of affordable housing using Federal Low Income Housing Tax Credits, and has extensive experience partnering with municipalities, housing authorities, and local non-profits to develop quality affordable housing. Visit www.thealpertgroup.com.

About The Bright Side Family

The Bright Side Family is a 501(c)(3) nonprofit organization whose mission is to provide affordable housing, affordable assisted living, and support services that respond to the changing needs and preferences of older adults in ways that offer choice, promote dignity, ensure safety, and advance economic security. Founded in 1990, it is one of the sole providers of affordable healthcare, housing, and support services for older adults in Bergen County. Its projects include a subsidized senior apartment building, an assisted living facility, an in-home care program for seniors in subsidized housing, a money management program for low-income older adults, financial literacy workshops for senior women, and community advocacy for older adults in Teaneck Township, N.J. Visit www.thebrightsidefamily.org.

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Photo Caption:

Groundbreaking on 1425 Teaneck Rd., in Teaneck, N.J., took place on Nov. 2 with representatives of The Alpert Group, The Bright Side Family, and Teaneck Township. The affordable senior housing community will bring 40 independent senior living apartments for those age 62 and older to the township in late 2023.

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