

NORTH BRUNSWICK HOUSING REHABILITATION PROGRAM (HRP)

Administered by the North Brunswick Housing Corporation (NBHC)

TYPES OF RENOVATION WORK COVERED BY HRP

ELIGIBLE PROPERTY IMPROVEMENTS

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, to correct code violations and meet property maintenance standards, to eliminate a blighting influence in an existing neighborhood, or to provide handicapped accessibility improvements.

At least one of the following major systems must be replaced or repaired as part of the renovation work:

1. Roof.
2. Plumbing.
3. Heating.
4. Electrical.
5. Sanitary plumbing.
6. Load bearing structural systems.
7. Lead paint abatement.
8. Weatherization. (Building insulation for attic, exterior walls and crawl space; siding to improve energy efficiency; replacement storm windows and storm doors; replacement windows and doors.)

Determinations as to whether a major system is substandard shall be made by the Rehabilitation Specialist designated by the Administrative Agent to provide such Work Write-ups and Cost Estimates. Questions relative to whether a particular condition constitutes a code violation will be resolved after consultation with the Township Construction Official.

Additional related work may include, but not be limited to the following:

1. Interior trim work.
2. Interior and/or exterior doors.
3. Interior and/or exterior hardware.
4. Window treatment.
5. Sidewalk repair and replacement.
6. Interior stair repair.
7. Exterior step repair or replacement.
8. Porch repair.
9. Wall surface repair.
10. Painting.
11. Exterior rain carrying system repair.

12. Replacement of dangerous or broken sidewalks along the street and service walks leading to the building if it is determined by the Administrative Agent that the sidewalk or service walk creates a tripping hazard or blighted condition in violation of the township's Property Maintenance Ordinance.

INELIGIBLE PROPERTY IMPROVEMENTS

Work not eligible for program funding includes, but is not limited to, luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited.

Rehabilitation work performed by a property owner himself/herself shall not be funded under this program. All rehabilitation work shall be performed by a contractor approved by the Administrative Agent.