

New Brunswick Performing Arts Center

New Brunswick, NJ

THE PROJECT

The New Brunswick Performing Arts Center (NBPAC) in New Brunswick, NJ, is being developed as part of the Downtown Transit Village Redevelopment Initiative, transforming New Brunswick's Downtown Cultural Arts District and ensuring that the city continues as a regional hub for the performing arts. The new performing arts center will house two state-of-the-art theater venues and dedicated rehearsal spaces to be used by member theater companies of the New Brunswick Cultural Center. The project also includes a parking garage. Building America CDE, Inc., a subsidiary of the AFL-CIO Housing Investment Trust, provided \$7 million of New Markets Tax Credits for the project.

COMMUNITY IMPACT

The NBPAC is a state-of-the-art cultural center and part of a robust redevelopment initiative that will impact the future of arts and culture in New Brunswick. The new performance space will replace two outdated theatre facilities and will provide higher quality and more efficient facilities for the companies and patrons, while decreasing the financial and operating burdens on each institution. The Lyric Theatre will seat 462 guests and feature an 86-foot stage, and an orchestra pit accommodating up to 70 musicians. The Playhouse will seat 252 guests and feature a 60-foot stage. NBPAC also includes rehearsal spaces for the theater companies and a 344-space parking garage. In addition to the performing arts center, as part of the larger development, a rental apartment tower built above the theatre complex will feature 207 market-rate and affordable units. The Actors Guild will assist the sponsors, Pennrose Properties and New Brunswick Development Corporation, in marketing the affordable units to people involved in the arts. The larger development also includes 30,000-square-foot of office space for the County of Middlesex's arts, heritage, and cultural programs.

The 78,000-square-foot cultural center is expected to create approximately 410 new union construction jobs. The Project is also anticipated to retain 105 existing jobs and create 11 new permanent jobs. Many of the theatre jobs will be held by members of IATSE Local 21 or URA/AFT Local 1766.

Located in close proximity to the NJ Transit and Amtrak train station, the NBPAC will be one of the most significant urban transit-oriented initiatives in the state. The New Brunswick community expects to see many benefits from the incoming NBPAC, including expansion of cultural programming targeting low-income populations and an increase in economic and fiscal benefits to the city as the result of an increase in theater patronage.



“We are pleased to be part of this important project that is transforming downtown New Brunswick.”

— **Kevin Duncan**, President, Middlesex County Building & Construction Trades Council

FINANCING

Building America provided \$7 million of the project’s total of \$24 million of New Markets Tax Credits. Other CDEs included Community Loan Fund of New Jersey, RBC, and Capital One making up the total New Markets Tax Credits allocation for this \$83.9 million project. Capital One is the tax credit investor.

ABOUT BUILDING AMERICA

Building America CDE was established as a subsidiary of the AFL-CIO Housing Investment Trust (HIT) in 2010. The U.S. Treasury Department’s CDFI Fund certified Building America as a Community Development Entity, making it eligible to offer federal New Markets Tax Credits to investors. Building America has been awarded \$185 million in tax credits to date. The HIT is a fixed-income investment company registered with the Securities and Exchange Commission. It manages \$6 billion in assets for union and public employee pension plans. The HIT invests primarily in government and agency insured and guaranteed multifamily mortgage-backed securities. It is one of the earliest and most successful practitioners of socially responsible, economically targeted investing, with a track record over 30 years that demonstrates the added value derived from union-friendly investments.