

Ewing Independent Living

Ewing, New Jersey



Developer/Sponsor Rely Properties LLC

Units 72

Description Ewing Independent Living is a newly constructed, 72-unit affordable community in Ewing, N.J., dedicated to seniors 55 and over and adults with disabilities. With 56 one-bedroom and 16 two-bedroom apartments in an elevator building, Ewing Independent Living has 58,000 square feet of residential space. All apartments consist of, at a minimum, a kitchen, living room, bathroom and bedroom. The building surrounds two large courtyards which contain a patio, bocce, raised gardens, shuffleboard and a sandbox for children.

Ewing Independent Living is designed to provide an environment where seniors and those with disabilities can maintain independence while obtaining assistance with activities of daily living as needed. Trained and certified staff will be available to provide companionship, supervision and help with tasks such as escorting residents to the common dining room. Twelve units will be reserved for residents with developmental disabilities.

A Green Advantage Ewing Independent Living incorporates a variety of green features:

- Photovoltaic (PV) solar panels to power common space
- Energy Star certified appliances
- Low-e fiberglass windows
- Recycled carpet
- Non-vinyl composition tile
- Low-VOC paints and glues
- Superior Walls (prefab concrete with R-15 insulation) on first floor
- Drip irrigation in the courtyard gardens

Along with reducing use of fossil fuels, the PV solar panel will reduce electric bills. Approximately one-third of the electricity for all the common is produced by the panels.

Rents Two apartments are reserved for households earning up to 30 percent of the area median income (AMI). Forty-two are reserved for people earning up to 50 percent AMI and 28 will target household earning up to 60 percent AMI. Rent plus utilities will be approximately \$828 for one-bedroom apartments, and \$971 for two-bedroom apartments. AMI for a family of four in Mercer County in 2009 is \$90,100. A single person at 50 percent of median income makes approximately \$29,900.



Project Financing

Enterprise Green Communities Grant	\$47,000
Construction/Bridge Loan – Sun Bank	\$8,648,647
Mercer County HOME Funds	\$600,000
NJHMFA Developmental Disability Housing Program	\$500,000
Division of Developmental Disabilities	\$250,000
LIHTC and Sponsor Equity	\$54,859
Federal Home Loan Bank of New York	\$670,105
NJHMFA Special Needs Revolving Loan Fund	\$219,000
Ewing Affordable Housing Trust Fund	\$299,000
Deferred Developer's Fee	\$1,334,258
Total Development Costs	\$13,517,684

Construction Financing

New Jersey Housing and Mortgage Finance Agency (NJHMFA) Special Needs Housing Trust Fund)	\$894,815
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Amenities All units are fully accessible, with kitchens that can be adapted for wheelchair use and roll-in showers with seats in the bathrooms. The two-bedroom apartments have tubs with showers in the second bathroom. The building contains more than 20,000 square feet of community space, including a barber shop/beauty salon; laundry, recycling and trash facilities on each of the three floors; a common dining room; two large courtyards with therapeutic raised gardens; bocce and shuffleboard; and a play area for visiting children. Also available in the building are a spa with walk-in tub, library, electronic security access and security cameras. Ewing Independent Living is within walking distance of churches, community gardens, the ARC Mercer education and administration building, multiple retail establishments and public transportation.

Social Services Visiting nurses, physical and occupational therapists, home health aides and social workers are available to residents. Supportive services are offered on site by Assisted Living Inc, a 501(c)(3) nonprofit corporation. Services include assistance with bathing, dressing, grooming, medication administration, meal preparation and housekeeping, as well as an emergency call system and transportation. All on-site services are offered in conjunction with visiting nurses; physical, speech, and occupational therapists; and other care professionals with the goal of helping residents remain independent.

Architect Steven S. Cohen, Architect, PC



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity.

Through Green Communities, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.