



NEW YORK STATE SENATOR

William Larkin

Senator Larkin Announces Housing Award For Newburgh

[WILLIAM J. LARKIN JR.](#) August 15, 2005

Senator Bill Larkin (R-C, Cornwall-on-Hudson) today announced the awarding of critical funding that will provide safe and affordable housing for seniors in the City of Newburgh.

The Newburgh Housing Authority Outreach Development Corporation has received \$935,000 in Housing Trust Fund (HTF) monies, and \$458,789 in Low Income Housing Tax Credits (LIHTC) for a soon to be built project that will be an attractive six-story steel and masonry structure built in the residential area of Cerone Place in the City of Newburgh.

The new project will include 34 units all of which will be reserved for seniors 55 years or older with incomes below 50% of the area median income (AMI). Eight of the 34 units will be available to seniors earning less than 30% of the AMI. The majority of the 34 units will be available to seniors earning less than 40% of the AMI.

All 34 units will be one-bedroom ranging in size from 601 to 625 square feet and will also include attractive outdoor sitting areas. The building will feature community space as well as storage areas and a laundry area. All units will have full kitchens and bathrooms will be specially equipped with grab bars. An elevator will be provided and all units will be pre-wired for cable and internet access. This development will also provide parking spaces for 25 cars which and will have landscaped grounds for the residents to enjoy. The Newburgh Housing Authority Outreach Development Corporation will manage the property, and Elant Choice

will provide services for the residents through their adult day care and home health care programs located adjacent to the project and connected to the site by walkways. Elant will also provide transportation to physicians' appointments for those seniors in its program.

"Many of our seniors are struggling to maintain their homes, but they don't want to leave the area in search of more affordable housing," said Senator Larkin. "This project will give the elderly population in the City of Newburgh the opportunity to stay near their families, their physicians, their churches, and the homes they've lived in for years. This project also represents an important part of the City's efforts to continue its neighborhood revitalization efforts. It is my belief that this project will create opportunities and services never before offered to the residents, as well as dramatically impact the revitalization of the Newburgh community."

City of Newburgh Mayor Nicholas Valentine said, "This is a very good thing for seniors who may own their homes and want to downsize. They can stay in the City in an area with other senior citizen activities and resources. It will also open housing for new families in the City if seniors sell their homes to them. It's a win-win situation, and one more step in addressing the needs of all our residents."

"As Chair of the Newburgh Housing Authority Outreach Development Corporation, I would like to thank Senator Larkin for his commitment to low income housing for seniors on fixed incomes," said Curlie Dillard. "I also would like to thank Governor Pataki, Commissioner Judith Calogero, County Executive Edward Diana, Mayor Valentine and other City of Newburgh officials for their support. Most of all, I would like to thank the Newburgh Housing Authority Commissioners for their tenacity and hard work, and Home Depot and Wachovia who made charitable contributions for this project. Thanks also to Leonard Gruenfeld, the developer, and Elant for partnering with us, and Frank Kelly, Executive

Director of the Newburgh Housing Authority, who has been a staunch advocate for senior housing. This project will create 34 units of housing for seniors, create jobs, and enhance the local economy."

Newburgh City Manager Jean-Ann McGrane said, "Housing affordability, particularly for people on fixed incomes, is one of a number of priorities of the City of Newburgh's recently completed Housing and Community Development Plan. This exciting project will create affordable senior citizen housing at a time when the cost burden of housing for fixed-income residents is becoming increasingly severe. In addition, this particular project will especially benefit the frail elderly since it will be linked to health care services adjacent to the site. This combination of accessible housing and medical support is critical to helping seniors maintain their independence and live in the least restrictive environment possible."

Project construction is expected to begin within six months.