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.
**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

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