

Apartments A First For Waterford

Waterford, PA—The \$2 million Oak Haven senior housing complex is a welcomed first here in Waterford. Many similar small towns throughout the country lack rental options for senior citizens who may no longer have the financial means, time or energy to maintain a larger home. All too often, they soon discover they have to move out of their community to find decent rental housing. Though Waterford is only 12 miles from Erie, it can seem like a hundred when separated from your family, friends and community.

The Oak Haven project was proposed by the Waterford Development Corporation, which saw the need for senior housing of this kind. With the help of the Housing And Neighborhood Development Service (HANDS), project funding was secured and a team of architects and contractors put together.

The project's developers wanted to give the new facility a homey feel. As a result, the building is being built to resemble a large, old family homestead reflective of the charming architecture found in many of Waterford's houses. The facility, located at 225 East 6th Street, has been designed by Gary Matczak Architects, and Considine, Biebel & Company will be the general contractor. Construction will be finished in June 2006.

Once completed, Oak Haven will have 22 one-bedroom apartments for income-qualified seniors age 62 and over. To financially qualify, seniors must have annual incomes below \$18,250 for a one-person or \$20,850 for a two-person household. Residents will pay 30 percent of their income for rent and utilities.

Each apartment will have 540 square feet of living space, including a bedroom, bath, living/dining room combination and a full kitchen equipped with major appliances. Each apartment also will have its own heating and air conditioning unit.

The 3-story complex will have elevators, a community room, and landscaping to preserve the country setting. A special flower garden will be created for residents to enjoy and care for as a leisure activity.

The project's \$2 million funding package combines a HUD Section 202 Capital Advance grant for \$1,979,300 and a grant from the Erie County Affordable Housing Trust Fund for \$48,200.

Oak Haven will be owned and operated by a newly formed nonprofit organization called Oak Haven Apartments, Inc. Its volunteer board members are J.W. Alberstadt, James DeDad, David Jeannerat, James Gutowski, Ann McCall, Susan Strange, and Earl C. Stubbe

After it opens, Oak Haven will be managed by HANDS. Anyone interested in renting an apartment at Oak Haven can call HANDS at 459-1047 starting in February 2006.