

# CLIFTON JOURNAL

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## Apartments one year away

Ground broken  
on former  
Athenia Steel  
property

By Daniel Prochilo  
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CLIFTON — Ground was officially broken at the former Athenia Steel site for Regan Development Corporation's Senior Horizons complex on Saturday, the same day as the grand opening of a new post office on Main Avenue.

Among the expected attendees were U.S. Rep. William Pascrell, Jr. (D-8th), City Council members, and Interim City Manager Albert Greco.

The future building was named after late City Manager Robert Hammer, who died in December 2002. Councilwoman Gloria Kolodziej said she expected the project to be completed in about a year.

"It's been wonderful seeing Athenia Steel from beginning to end," Mayor James Anzaldi said, adding the project represents a "unified" effort on behalf of the City government.

He said he and his colleagues wanted to provide "our seniors a viable housing choice that would keep them here in the City they helped make great."

According to a news update from the developer, the senior housing facility totals 125 units, with 12 two-bedroom apartments and 17 apartments for people with disabilities.

While the apartments for the disabled have no age restriction, generally one person in the other households will have to be at least

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■ TWO-BEDROOM APARTMENT —  
MAXIMUM COMBINED INCOME SET AT  
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■ SINGLE BEDROOM APARTMENT WILL  
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■ TWO-BEDROOM APARTMENT WILL  
COST ABOUT \$790



STAFF PHOTO/CHERYL CARLIN

A number of dignitaries were present during Saturday's ground-breaking ceremony, including Clifton Council members, administrators and Rep. William Pascrell, Jr. (D-8th).

55 or older, said Ken Regan, an executive with Regan Developers.

Any of the apartments can be made handicapped-accessible at no additional charge, Regan added.

To be eligible for a single-bedroom apartment, an individual's maximum income is set at \$33,120. A couple interested in a two-bedroom at Senior Horizons can have a combined income of up to \$37,860.

Rents will be based upon income and worked out through a tax credit system, Regan said.

For the new units to be officially "affordable" they can demand no more than 30 percent of each household's income.

The rent range for a single-bedroom apartment at Senior Hori-

zons will be between \$540 and \$780, while a two-bedroom will be about \$790, according to the news release.

Regan said these prices were below market costs, as a one-bedroom would normally go for at least \$850-\$900, while a two-bedroom would be "easily" \$1,000 and up.

The City is passing along those below market rates by leasing the land to the developer for a dollar per year, said Councilman Steven Hatala. Clifton may purchase Regan's building once the company's 30-year lease expires.

National-Standard Company is still cleaning up the remaining 50 acres of Athenia Steel, which used

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## Senior housing on former Athenia Steel site about one year away

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to be a landfill. The city is in contract to purchase that land, too, but the title will not transfer until the site is remediated. A recreation area with sports facilities and a walking park is planned for the rest of the area.

Regan said his facility will have a computer room with perhaps one or two computers and tutorials likely taught by computer-savvy residents. Outside, tenants will cultivate gardening areas complete with tools and seed, all for free. He said he predicted many of the gar-

dens would be used for growing vegetables.

The mayor said these activities and, to use Regan's word, the "socialization" they engender make senior housing a priority with the City.

"In this kind of facility, people watch out for each other. Evergreen Manor is a shining example of that," Anzaldi said.

Those interested in applying for a unit at Senior Horizons should call (914) 693-3011. "We urge interested persons and their families to act quickly, as this project

will soon have a long waiting list," Regan said.

"Over double the number who can get apartments have already called that number," Anzaldi said.

There's a high demand for affordable housing for seniors and the disabled in Clifton, the mayor said. The City has approximately 10 percent more senior citizens than the rest of the country, said Harry Swanson, Clifton's economic development director.

Despite having more than 200 units, Evergreen Manor, another residential senior complex in town,

also has a long waiting list in need of the relief Senior Horizons should bring, Hatala said.

Constructing senior housing and rehabilitating ailing structures are the two primary means by which Clifton meets its affordable housing requirements, Anzaldi said.

While some cities choose to give the money they collect from developers for affordable housing to other municipalities, Clifton keeps

what it collects and puts the money toward rehab and senior housing, he said.

If Botany Village is declared a redevelopment district, it may reap the benefits of both programs. Greco said he hopes a nearly completed study of the Botany section will recommend a location for the last 100 units of affordable senior housing the Council on Affordable Housing (COAH) is requiring Clifton to build.