

New Cumberland Senior Housing AFFORDABLE HOUSING



The Borough of New Cumberland, Cumberland County, has been renewing its downtown area over the past several years by rehabbing many local shops and investing in streetscape improvements. Cumberland Senior Housing Associates, a non-profit corporation, is the developer of this project, which involves the substantial rehabilitation of the former Iroquois Hotel, a cornerstone property of the Borough's revitalization area, its Elm Street area, and the New Cumberland Olde Towne Association 2027 Plan target area.

Total Project Cost:
\$2,498,298

Currently, there are no senior-oriented affordable housing properties in the Borough so the project will have a tremendous impact by creating ten affordable one-bedroom units for elderly households age 62 and over. The substantial rehabilitation of the three-story building includes the addition of an elevator. There will be three units at 470 square feet, two units at 475 square feet, three units at 575 square feet, and two units at 704 square feet. Two units will be fully handicapped accessible and will have rents affordable to households at 20% of the area median income (AMI); these units will be supported with project-based Section 8 vouchers. Units will be rented to elderly households with income at or below 60% of the area medium income (AMI). Two first floor commercial units will be combined to form a single suite.

Nearby amenities include the New Cumberland Senior Center, restaurants, banks, multiple downtown shops, grocery stores, medical offices, and pharmacies. Public transportation stops approximately one block from the site, and the Cumberland County Office of Aging will also pick residents up at the site. The development will include a community room, a small management office, a laundry room, and a small garden/patio. Supportive Services, including an individual assessment at start up and preparation of a resident-specific care management plan, will be provided by the Redevelopment Authority of Cumberland County. A part-time on-site support service coordinator will be available.

Financing Provided By:
Pennsylvania Housing Finance Agency
Orrstown Bank
Cumberland County
Federal Home Loan Bank of Pittsburgh

Planning and Development Consultants