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Joint Venture Breaks Ground on Affordable Community for Those with Developmental Disabilities



NHCR, OPWDD, Occupations Inc., and Warwick Properties, Inc., celebrated the construction of Oak Ridge Apartments in the Town of Wallkill. Photo credit: Picture This Studios.

Middletown, N.Y.—New York State Homes & Community Renewal (HCR), the New York State Office for People with Developmental Disabilities (OPWDD), Occupations Inc. and Warwick Properties Inc. announced the groundbreaking of an affordable community in Middletown, N.Y. The community, called Oak Ridge Apartments, will include 78 units, 15 of which will be saved for people with developmental disabilities.

The community will receive an annual allocation of \$1.4 million in Low Income Housing Tax Credits from HCR, which leveraged a Community Preservation Corporation loan and OPWDD funding.

“Oak Ridge Apartment is the first collaboration between the New York State Homes & Community Renewal (HCR) and the New York State Office for People With Developmental Disabilities (OPWDD),” Doug Olcott, senior vice president and Hudson Valley Regional director, The Community Preservation Corporation, tells *MHN*. “This project is a great example of successful partnership between two state agencies: one with a mission to provide affordable workforce housing—the other to provide housing for persons with special needs. With Oak Ridge Apartments, these agencies combined their resources to accomplish the goals of both organizations.”

The community will feature one-, two- and three-bedroom apartments. Rents will be based on the income level of those who qualify to live there. According to Olcott, amenities include community and recreational space as well as

the provision of Social Services.

“Warwick Properties is proud to be part of this special collaboration, a creative and unique partnership utilizing public and private equity investments with the support of local town, county and two state government offices, Department of Homes and Community Renewal and OPWDD, providing much-needed housing support for people with developmental disabilities and their families,” Jonah Mandelbaum, president of Warwick Properties, says.

Oak Ridge Apartments, when completed, will be managed by Devon Management.