



## Case Study: Clayton, NJ

**Number of Units:** 103

**Type of Residence:** Senior Citizen Tax Credit/  
Affordable Senior Living Community

**Major Achievement:** Have maintained 100% occupancy after permission to lower the age requirement was granted, improving resources within the residence, and creating transportation and service connections with the surrounding community.

With the help of CRM and Executive Property Manager Michelle Storino, the property has become more than just a living center; it's become a thriving community of active seniors participating in social events and getting involved with the surrounding community.

Tucked away in suburban New Jersey, the property has become a welcoming home and community center to its residents. Initially intended for active seniors 62 and older, Community Realty Management was instrumental in lowering the age requirement to 55 when they took over management of the facility. As an affordable senior living community, the property offers one bedroom apartments for individuals eligible for the low income housing tax credit program.

CRM, in conjunction with the staff helped redesign the use of the facility to create an ideal environment for social activities and support including three floors dedicated to the well-being of the residents. One floor provides residents with a kitchen and facilities for cooking, a second floor houses a full library for the residents, and the ground floor gives residents a place to relax and play games. This first floor also serves as a community room for activities like bingo, holiday parties and regular visits from local organizations.

Once a month the local Kiwanis Club visits and provides lunch for the residents, giving them not only good food, but also a reason to congregate and

share stories and games. Other groups and organizations also visit the community and schedule events and classes such as knitting and religious support.

The on-site management has also become more involved in resident life and regularly holds holiday parties throughout the year in addition to birthday parties once a month. They have arranged to provide free blood pressure tests for residents throughout the year.

As a result of the combined efforts of the on-site staff, the executive managers at CRM, and the residents, the property has become a fun, friendly, thriving senior community. The lobby is always decorated, the residents decorate their doors, and the friendly atmosphere continues to reassure the residents that it is a special place to live as well as home.

