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NDR Group Completes Westchester's First Green Affordable Senior Housing Project
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By Dina Schreiber, Associate Editor

New Rochelle, N.Y.—The NDR Group (formerly the New Rochelle Neighborhood Revitalization Corporation, or NRNC) has completed Garfo Manor at Union Square, a 100-unit green senior housing community.

The LEED (Leadership In Energy and Environmental Design)-certified project Westchester County's first affordable green independent living community with resident services. Its available for seniors ages 62 and older. Income limits are between \$35,220 to \$42,660 annually for singles or a combined salary of \$40,620 to \$48,740 annually for couples.

Garfo Manor was financed with New Rochelle Industrial Development Agency (IDA) tax-exempt bonds, along with tax credits from WNC & Associates. This was supplemented with other funding sources, explains DePasquale, including HUD (Department of Housing and Urban Development) federal home loans, and a HUD special grant that was re-engineered from New Rochelle rehabilitation dollars. Additional funding was provided through Westchester County for the acquisition and construction of Garfo Manor, and the New York State Energy Research and Development Administration (NYSERDA) provided a \$499,000 grant for the development's green features.



Garfo Manor and the Townhouses at WestWay, which share the same 2.5-acre site, form a master-planned community, according to Charlie DePasquale, executive vice president The NDR Group. "They've been master-designed to be integrated together and into the community so that aesthetically they fit with the historical neighborhood."

Garfo Manor was named after Frank Garfo, president of NDR Group and former mayor of New Rochelle from 1970 to 1972. As mayor, Garfo envisioned a key stone to the redevelopment of the city's historic area, which had become deteriorated over time. His goal, he tells MHN, was to "bring back the energy and vibrancy of the community."

"Garfo and WestWay show NDR's commitment to intergenerational housing—the combination of family home ownership along with senior rental housing," DePasquale adds.

Green features of the \$50 million community include five geothermal wells to provide heating and cooling savings and energy-efficient windows, lighting and insulation. All construction materials were manufactured within a 200-mile radius of the site, and all of the residences were modularly constructed.

Designed by Perkins Eastman Architects and built by Andron Construction Company, Garfo Manor offers studios, one- and two-bedroom residences, ranging in size from 645 to 875 sq. ft. Monthly rents are \$2,200 to \$2,900 with all amenities included.

Services include two daily restaurant-style meals, 24-hour security and concierge services, housekeeping, transportation and complimentary utilities. In addition, the development offers a fitness center, on-site beauty parlor and barbershop, lounges with fireplaces, a library, computer room and outdoor garden and sitting area.

Isabella Management Services Inc., a subsidiary of Isabella Geriatric Center, manages Garfo Manor, which is expected to receive its Certificate of Occupancy this week. Based on marketing studies, DePasquale says that there are approximately 20,000 seniors in the primary market area—New Rochelle, the Bronx, Yorkville and surrounding communities—who qualify for the facility. Move-ins will begin December 1.

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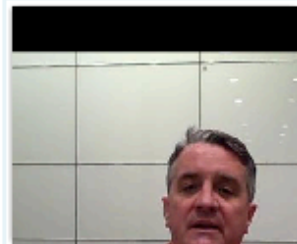
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