



NRNRC and 180 Union Avenue Owner to complete West End Development

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According to the New Rochelle Neighborhood Revitalization Corporation (NRNRC) and 180 Union Avenue Owner LP, the senior residences, part of the West End Affordable Housing Development in New Rochelle, has been named Garito Manor at Union Square. Garito Manor, named after Frank Garito, NRNRC president, who was born and raised in New Rochelle and served as Mayor of New Rochelle from 1970-1975, has special meaning for a development that was achieved due to Garito's vision for affordable housing in the West End of New Rochelle over 30 years ago.

The West End Development is a combination of urban renewal activity and affordable housing. The development consists of the Town Homes at West Way, 25 new duplex homes for families, and Garito Manor, affordable senior residences with lifestyle services for senior citizens.

The West End Development represents a partnership formed between the City of New Rochelle, County of Westchester and NRNRC. This alliance was created to perform two objectives - abating blight and deterioration in the West End Neighborhood and providing ownership opportunities for first time home buyers who earn up to 80% of the median income.

The development of the West End is comprised of two phases: Phase I, which consists of the construction of Garito Manor, a \$40 million seven-story building for senior living, and the Town Homes at West Way. Phase II, estimated at \$20 million, will continue with town home development and a "green" multi-story mixed use building.

Garito Manor offers affordable deluxe studios, one and two-bedroom senior living apartments, based on income guidelines, and includes a multitude of services.

The 102-unit senior residence is Westchester County's first affordable "green" building, complying with "LEED" certification through the New York State Energy Research and Development Administration's (NYSERDA) new construction program.

Garito Manor is being developed by the NRNRC and managed by Isabella Management Services, Inc., a subsidiary of Isabella Geriatric Center. Perkins Eastman Architects, is the senior residence architect. The general contractor for the town homes and senior building is Andron Construction Co. Construction is scheduled to be completed this spring.

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