



Community Housing Innovations and Mayor Delfino host ribbon cutting for Minerva Place Condos.

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Community Housing Innovations (CHI), along with White Plains Mayor Joseph Delfino, hosted a ribbon-cutting for Minerva Place Condominiums, celebrating the city's most energy-efficient residence. The units, which are being purchased by homeowners who are part of the local workforce, were developed, constructed and marketed by Community Housing Innovations, Inc., a White Plains-based nonprofit organization founded in 1991.

Minerva Place represents CHI's efforts to make housing affordable to families earning up to 100% of the area median income. Often, these workers fall between the cracks in a county like Westchester because they make too much for traditional affordable housing options, but the market rate is out of their reach.

"I'm really looking forward to having a place of my own and to making it comfortable," said Claudette Edwards, who is purchasing a Minerva two-bedroom unit. "I think it's really wonderful that people who want to live in White Plains can afford to purchase a place in Minerva - it's affordable."

"It's important to provide options for those local workers who make too much for affordable housing options, but who want a place of their own in an expensive county like Westchester," said Alexander Roberts, executive director of Community Housing Innovations. "Minerva Place Condominiums represents a combination of two of my passions - workforce housing and energy efficiency."

In order to make the units affordable to families below 80% of the area median income, the agency is providing down payment assistance of up to \$30,000 for those lower income applicants.

Minerva Place Condominiums is praised as the most energy-efficient residence in White Plains, featuring the city's first GeoExchange system for heating and cooling. Eight wells, each 360 feet deep, draw energy from the earth for heating and cooling, using a ground source heat pump system.

"I'll be honest, when I first learned of Minerva Place, I didn't even know what a GeoExchange system was," said Edwards. "I just thought the condo was great and I was excited that I could afford it. But, then a relative of mine explained how a GeoExchange system worked and I was really excited. It's good for the environment."

In addition to a GeoExchange system that uses the constant temperature of the earth to heat and cool the building, Minerva Place Condominiums features energy-efficient construction techniques, insulation, plumbing and lighting upgrades that are projected to save homebuyers approximately 30% on energy costs, compared to a typical new development.

The 14 units consist of 11 two-bedroom and 3 one-bedroom apartments with engineered wood floors, stainless steel appliances, built-in dishwasher and microwaves, walk-in closets, Corian or granite countertops in the kitchen, and cultured stone countertops in the bathrooms. The project architect was Warshauer Mellusi Warshauer Architects, P.C. The modular builder was Deluxe

Building Systems, Inc. The lender was TD Bank, N.A. White Plains donated land and about \$75,000 per unit in subsidy from its Affordable Housing Fund. NYSERDA is projected to contribute about \$55,000 toward the energy-saving improvements.

"In these difficult economic times, I am proud to say White Plains has options to elevate families into home ownership," said Mayor Delfino. "These condos will fill a critical workforce housing need in White Plains."

"It is a testament to the dedication of the city, our lender and construction professionals that we were able to deliver the building below budget when it is needed most and use the savings to increase energy efficiency, upgrade the landscaping, and improve common areas," said Frank Zisa, CHI's director of development, who oversaw the project.

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