



## **REAL ESTATE WEEKLY**

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### **New 38-unit rental project is affordable and green**

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New Destiny Housing Corporation, a nonprofit housing developer, recently hosted the opening of Marcello Manor, a 38-unit, eco-friendly, energy-efficient, affordable rental project in the northwest Bronx.

The service-enriched project was constructed to aid the housing needs of New Destiny's target population: survivors of domestic violence left homeless as well as other low-income New York City residents. Half of Marcello Manor's units are set aside for homeless families headed by a domestic violence survivor leaving the shelter system; the balance will be available to working households.

Executive Director of New Destiny Carol Corden noted that Marcello Manor is "New Destiny's largest permanent housing complex to date, its first 'green' building and the first project to offer full-time, on-site services." She added that, "Safe permanent housing is the most pressing need of women and children in the domestic violence shelter system. Marcello Manor will provide a stable environment to help families become self-sufficient as they recover from violence."

Corden also saluted the "topnotch" development team whose "commitment to having good design available to everyone made this possible." She offered special thanks to Jan Van Arnam and Cindy Harden, architects; Tom Sahagian, the "green" consultant; Nick Lettore, the contractor; lawyers Hedy O'Hara and Rob Insolia; Dana Greenberg of DHCR; John Arhangelsky, DASNY; HPD's Butch Cardone and Mario Guererro; and Joan Beck and Meredith Hermann of New Destiny

Vice President and Director of Enterprise New York Abby Jo Sigal noted that Marcello Manor is part of Enterprise New York's Billion Dollar Promise to create and preserve 15,000 affordable homes for 45,000 people.

Commissioner of the New York State Division of Housing and Community Renewal Deborah Van Amerongen said: "We are delighted to see Marcello Manor ready to accept tenants. The development will provide safe, affordable, permanent housing as well as on-site services for domestic violence survivors and other residents. The project also increases the number of living units in a borough experiencing a serious affordable housing crisis."

Marcello Manor is funded by the New York State Homeless Housing and Assistance Corporation (HHAP); New York State Division of Housing and Community Renewal (DHCR); the Bronx Borough President; the New York City Council; the John Da Silva Memorial Fund; the Starr Foundation; Enterprise; the Vincent Mulford Foundation; the Valentine Perry Snyder Foundation; the Corporation for Supportive Housing; and JPMorgan Chase.

Enterprise Community Investment syndicated the tax credits for the project and Enterprise Community Partners provided predevelopment funding.