



## DePaul Celebrates Opening of Ebenezer Square



**D**ePaul was joined by local and state officials in November 2016 to celebrate the grand opening of the 100-unit, \$24.4 million Ebenezer Square Apartments in West Seneca, New York. The mixed-use development replaces a long vacant and blighted big-box store and offers affordable apartments integrated with 75 units of licensed residential housing serving individuals with a mental health diagnosis in recovery.

“These strategic investments help support some of our most vulnerable New Yorkers by ensuring they have access to a safe and decent place to call home,” New York State Governor Andrew Cuomo said. “This project brings together affordable housing alongside supportive residential programs, creating a truly integrated community that will foster recovery and independence.”

Operated by Living Opportunities of DePaul, the three-story, 124,000-square-foot building at 2400 Seneca Street features one- and two-bedroom apartments. In addition to modern, well-appointed apartments, Ebenezer Square offers stable housing in a service-enriched, recovery-oriented setting to adult individuals with a psychiatric disability in recovery. Licensed by the Office of Mental Health, residents will have 24/7 access to care and can receive living skills training, medication management, linkages to medical and dental care, health education, as well as educational and vocational services. Residents will also have access to off-street parking, lounge areas

on each floor, outdoor picnic areas and a community room. Staff and security are on-site 24 hours a day.

The project was completed with \$16.5 million of interest-free construction financing from the New York State Office of Mental Health. The permanent mortgage for this construction loan was through \$16.5 million in tax-exempt bond financing from the Dormitory Authority of the State of New York. The Office of Mental Health provided approximately \$1.05 million in funding to support the annual debt service on this mortgage, another \$1.34 million in annual funding to support service and operating expenses, and also provided a \$436,150 Program Development grant for startup costs. Additional support was provided by New York State Homes and Community Renewal with a \$681,698 allocation in Low Income Housing Tax Credits that generated approximately \$6.2 million in private equity to help finance the project costs.

Additionally, Ebenezer Square features the latest energy-saving solar technology. A 150 kilowatt solar array is expected to generate 172,000 kilowatts annually, which will account for about 75 percent of the building’s electrical usage. To offset the cost of the solar panel installation, the New York State Energy Research and Development Authority (NYSERDA) provided \$50,000 in funding through the NY-Sun Initiative. NYSERDA also contributed an additional \$250,000 through

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