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Housing development in West Seneca has grand opening

By Staff



Published November 17, 2016



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[Ebenezer Square](#), a \$24.4 million 100-unit apartment building in West Seneca that replaced a long vacant big box store, celebrated a grand opening on Thursday.

The building at 2400 Seneca St. includes 25 affordable one- and two-bedroom apartments, and a 75-unit housing program for residents with behavioral health issues, according to Gov. Andrew Cuomo's office.

The three-story, 124,000-square-foot facility is operated by Living Opportunities of DePaul, and it includes lounge areas on each floor, an outdoor picnic area and a community room. Residents will have access to off-street parking, 24-hour access to medical and living care staff, as well as round-the-clock security on site.

Ebenezer Square features state-of-the-art energy-saving solar technology, including a 150 kilowatt solar array that is expected to generate 172,000 kilowatts of electric power annually. That 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 provided \$50,000 in funding through the NY-Sun Initiative. The agency contributed an additional \$250,000 through its Low-Rise Residential New Construction Program. The project received \$184,050 in New York State Solar Tax Credits.

The project was completed with \$16.5 million in interest-free construction financing from the New York State Office of Mental Health. The state Dormitory Authority provided \$16.5 million in tax exempt bonds, while the Office of Mental Health will contribute about \$1 million in funding to support the annual debt service on the mortgage for the property. Another \$1.34 million in annual funding will go to support service and operating expenses, along with a \$436,150 program development grant for startup costs. The New York State Homes and Community Renewal allocated \$681,698 in Low Income Housing Tax Credits that generated about \$6.2 million in private equity to help finance the project costs.



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