

PALACIO DORADO

Home for the Elderly



PROJECT DETAILS

DEVELOPER/SPONSOR: Promesa, Inc./Acacia Network

DEVELOPMENT CONSULTANT: ERS Consulting Group

PROPERTY MANAGER: Executive Home Search

GENERAL CONTRACTOR: CIC Construction Group

ARCHITECT: Young & De La Sota (YSA) Architecture

TYPE OF DEVELOPMENT: Affordable for Seniors 62+

NUMBER OF RESIDENTIAL UNITS: 103 Units

SQ. FT: 116,592 sq. ft. total

UNIT TYPES: One-bedroom(s) units

AFFORDABILITY: 103 units at 30% and below of Area Median Income (AMI)

TOTAL PROJECT COST: \$19.9 million

Palacio Dorado is an innovative residential model where residents are offered an active, sustainable, safe, and supported environment to call home. The thinking behind our design was to provide a high quality "green" affordable housing project, that would in turn promote an active lifestyle by providing access to a vibrant community and robust supportive services. Through this all-encompassing design model, residents feel safe, improve their well-being, feel proud of their living environment, and flourish in this unique community. We welcome you to join us in envisioning this groundbreaking and holistic approach to affordable housing for the people of Puerto Rico!

AMENITIES

- Common Area Courtyard (Approx. 4,000 sq. ft.)
- Fitness Center
- Computer Room/Library
- Community Center
- On-site Parking for Residents (52 Spaces)
- On-site Property Management Offices

OVERVIEW

Palacio Dorado's main goal is to provide high quality affordable and innovative housing where the residents can feel safe, protected and proud of their living environment. Furthermore, the proposed development offers an array of supportive services geared to meet the needs of a special population 62 years of age and older. The Project will meet the special physical needs of elderly and handicap residents and will enable the management agent to provide the administrative, operational and supportive services needed by the community.

Palacio Dorado incorporates sustainable feature and strategies, as a mean of preserving and enjoying a clean and safe neighborhood. The Project has been developed and managed using Advancing Energy Efficiency and Green-Design practices and protocols. Further, Palacio Dorado obtained a Green Construction Permit issued by OGPe on October 6, 2015. The building, its units, the facilities and common areas are designed in strict compliance with federal, state and local laws, rules, regulations, requirements and ordinances, including, but not limited to, the standards of the American with Disabilities Act (ADA), the Uniform Federal Accessibility Standards (UFAS), as well as the Federal Housing Act (FHA), as amended.

The typical apartment layout consists of a living/dining area, kitchen, one bedroom and a bathroom for an average area of 488 square feet. From the total of 103 residential units, 73 units are adaptable, 26 fully accessible for mobility (25% of the total units) from which 2 are motor-sensory fully equipped units. The project features amenities such as a recreational courtyard with a children's play area, laundry room, and large outdoor deck on the second floor that is accessible to all residents.



PROJECT PARTNERS

Financing

- Puerto Rico Housing Finance Authority
- Puerto Rico Department of Housing
- Banco Popular of Puerto Rico
- R4 Capital

Local/Governmental Support

- Municipality of Toa Alta, Puerto Rico

ACACIA NETWORK, INC.

Acacia Network, an integrated care organization with offices in New York City, Buffalo, Albany, and Syracuse in New York State, as well as Florida, Maryland, Tennessee, Georgia, Connecticut, and Puerto Rico, is the leading Latino integrated care non-profit in the nation. Our mission is realized through three main service delivery systems: Primary Health Care, Behavioral Health Care, and Housing. Acacia Network's extensive array of community-based services are fully integrated, ensure easy access, are bilingual and culturally competent, and actively incorporate consumer and community level input. The Network incorporates 60+ affiliates, managed under one executive and senior leadership team. With 63 years of combined experience, Acacia Network has demonstrated ability to scale high quality, comprehensive services for thousands of the most vulnerable residents in the communities we serve.

Acacia Network

ROOTED IN THE COMMUNITY SINCE 1969