

# DAILY NEWS

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NEW YORK'S HOMETOWN NEWSPAPER

## Complex housing for Morrisania

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A NEW affordable-housing Bronx development that opened its doors this week is showcasing an innovative approach to serving two sometimes competing housing needs.

Officials cut the ribbon Wednesday on The Franklin Avenue Apartments in Morrisania, which combines affordable housing for working families with supportive housing for formerly homeless people with psychiatric disabilities.

The \$11.5 million, 66-unit building at 1363 Franklin Ave. boasts a 14,000-square-foot landscaped garden with a children's play area, a library/computer room and even wireless broadband Internet access.

"A beautiful building like this helps restore dignity to the tenants, the neighborhood and the Bronx as a whole," said Bronx Borough President Adolfo Carrión.

"These beautiful apartments will provide more than just much-needed housing for Bronxites," he said. "They will further

strengthen the economic base and quality of life."

Tenants with disabilities will have on-site support services provided by Community Access, a not-for-profit organization that helps people with psychiatric problems transition from shelters and hospitals to independent living.

Dunn Development Corp., a for-profit developer, took advantage of a variety of publicly funded incentives to make high-quality affordable housing more economical to build.

Financing, for example, included \$9.5 million in low-income housing tax credits and a \$2 million construction loan from the Community Preservation Corp., as well as rental subsidies and supportive services funding for the special needs tenants provided by the city Health and Mental Hygiene Department and the Homeless Services Department.

Community Access and Dunn Development previously worked together on the award-winning DeKalb Avenue Apartments in Bedford-Stuyvesant, Brooklyn.

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