

Finally, a boy gets own room

New housing opens

RAYNALDO IS GETTING his own room.

After more than a year in a shelter with his mother, 8-year-old Raynaldo got to see his new home yesterday — his birthday — when the city's oldest nonprofit housing developer cut the ribbon on an affordable housing complex.

Phipps Houses, a 100-year-old nonprofit developer, showcased its latest project at 912 E. 178th St. — Honeywell Apartments.

"I'm so happy to be here," said Raynaldo's mother, Jisel, at the ribbon-cutting when she received her keys. "I'm so happy to be able to give this to my son today."

Ingrid Morales, 29, who moved into Honeywell with her two daughters about a month ago, said her girls are thrilled to finally have their own room.

"We were all living in one room before," she said. "But here everything is so new. My girls love it."

The six-story, 80,500-square-foot building features 15 studio, 18 one-bedroom, 41 two-bedroom and five three-bedroom apartments. The ground floor contains a laundry room and a community room with bathrooms, a kitchen and access to the shared backyard.

The apartments will be occupied by 25 formerly homeless families, 38 low-income families and 15 special needs single adults, for whom social services will be provided by Phipps Community Development Corp., the human services arm of Phipps Houses.

Funded through state tax credits and financing from JP Morgan Bank and the city Depart-

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ment of Housing Preservation and Development, the \$15.4 million complex adds 79 new units to the more than 1,000 affordable housing units that Phipps Houses has developed in the West Farms neighborhood alone, officials said.

In its 100 years as a housing provider, officials said that Phipps Houses has developed more than 10,000 units of affordable housing throughout the city — worth more than \$1 billion.

Phipps Houses has a history of coaxing government to cooperate in innovative ways. When the nonprofit was formed 100 years ago, it required a special law to be passed by the state Legislature — and the Honeywell Apartments were no exception.

"The original plan for this project included a big parking lot," said Phipps Houses president Adam Weinstein, referring to a zoning requirement that all new housing include additional parking. "But most of our residents won't have cars, so we were able to get a waiver from the city."

Instead of the parking lot, Phipps now plans to build another 38 units of affordable housing on the site, dubbed Honeywell II.

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