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\$1.75

Low-income housing building opens in the Bronx

Low-income families, formerly homeless families and individuals with special needs celebrated the official opening of Honeywell Apartments recently, a \$15.5 million Phipps Houses development in the West Farms section of the Bronx.

Made possible by the New York City Department of Housing Preservation and Development, the State Department of Housing and Community Renewal, The Phipps Houses Group and JP Morgan Chase, Honeywell Apartments was also partly financed with federal low-income housing tax credits.

The apartments will be occupied by 25 formerly homeless families, 38 low-income families and 15 special

needs single adults, for whom enriched services will be provided by Phipps Community Development Corporation, the human services arm of Phipps Houses.

The 80,500 s/f Honeywell Apartment building is a six-story, L-shaped elevator property located at 912 E. 178th St. It features 15 studio, 18 one-bedroom, 41 two-bedroom and five three-bedroom apartments. The ground floor contains a lobby with two elevators, mailboxes, security room, management offices, private office/area for the special needs program, laundry room and a community room with bathrooms and a kitchen - all with direct access to the shared backyard.

"We are proud to open Honeywell Apartments today and to welcome the residents who have been moving in over the past month. Honeywell joins an existing portfolio of 1,000 affordable housing units in West Farms and nearly 2,000 in the Bronx," said Phipps Houses president Adam Weinstein. "This building will provide more than just a roof over the heads of our residents. It will offer impor-

tant supportive services that will keep our tenants connected to each other and to their community."

Construction on the Honeywell project began in December 2003. The federal government provided low-income housing tax credits, the City of New York provided the land and a low-interest mortgage through HPD and JP Morgan Chase Bank supplied private mortgage financing.