



# FRANKLIN AVENUE

AT OUR BUILDING ON FRANKLIN AVENUE, 66 UNITS PROVIDE SUPPORTIVE HOUSING FOR LOW-INCOME FAMILIES FROM THE COMMUNITY AND INDIVIDUALS LIVING WITH PSYCHIATRIC DISABILITIES.

## BOROUGH:

Bronx

## NEIGHBORHOOD:

Morrisania/CB 3

## OCCUPANCY DATE:

2005

## NUMBER OF UNITS:

44 supportive studios

21 community family 2-bedrooms

## SIZE:

52,000 sq. ft.

## PROJECT COST:

\$ 11.7 million

## ARCHITECT:

SLCE Architects

## CONTRACTOR:

HLS Builders Corp.

## TENANT PROFILE:

Individuals with psychiatric disabilities,  
low-income families

## FUNDERS:

Capital Financing:

- LIHTC (Richman Housing Resources)
- NYS Homes and Community Renewal
- Deferred Developer's Fee

\$9,637,460

\$2,000,000

\$62,933

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TOTAL: \$ 11,700,393

Operating/Services Financing (annual):

- Tenant Rents
- NYC Department of Homeless Services
- NYC Department of Health and Mental Hygiene

## ADDITIONAL INFORMATION:

- NYC CoolRoofs: white reflective roof coating
- Co-developed with Dunn Development Corp.

## STAFF:

Program Director, Service Coordinators,  
Harm Reduction Specialist,  
Superintendent/Maintenance Staff,  
24-hour Front Desk Reception Staff

## BUILDING FEATURES:

Laundry room, WiFi, computer room,  
community room, backyard with  
garden, on-site social services