

MID-BRONX DESPERADOS (MBD) & BANANA KELLY

Bronx, NY

The Project, located on Watson Avenue in the Castle Hill section of the Bronx, NY, is a four-story affordable senior housing development comprised of 62 rental apartments for seniors with incomes of 60 percent or less of area median income (AMI). The project includes 50 studio units and 11 one bedroom units (plus a two-bedroom unit for the on-site superintendent). In addition, 30 percent of the units will be set-aside for formerly homeless veterans above 62 years of age. The project also includes 8,000 sq. ft. of community facility space that will be contributed to the adjacent Trinity Lutheran Church for their programs and community services.

F&A prepare a **market study** in accordance with HCR requirements for project located in New York City, which concluded that the project units would be readily absorbed by the market with a very competitive capture rate. The market study was submitted as part of an application for Low Income Housing Tax Credits to New York State Homes and Community Renewal.



2125 WATSON AVENUE | TRINITY LUTHERAN SENIOR HOUSING | SCHEME 1 & 2
DANOIS ARCHITECTS, P.C. | OCT. 4, 2017