DeKalb Apartments

Located in Brooklyn’s Bedford-Stuyvesant neighborhood, DeKalb Avenue Apartments provides affordable housing for working families and formerly homeless adults with psychiatric disabilities. This innovative integration of persons with special needs into a mainstream setting, along with the high-quality design and construction, has made this a model project that is expected to be widely replicated. This project received the Supportive Housing Network of New York award for Project of the Year in 2005, the New York State Association for Affordable Housing Project of the Year Award in 2004, and The Brooklyn Chamber of Commerce 2006 Building Brooklyn Award for Affordable Housing.

Owner, Service Provider, and Property Management:
Community Access, Inc.

Developer: Dunn Development

Tenant Profile: Working families and adults with special needs

Service Approach: Community Access offers on-site case management services with referrals to other service providers for additional services. Services are voluntary.

Key Features and Innovations

- 55,000 square foot building with 37 studios, 8 one-bedroom units, and 19 two-bedroom units.
- Ornate facades
- High quality finishes
- Energy efficient construction
- Landscaped garden and children’s play area
- Large community room
- Library/computer room
- Tenant storage rooms
- Wireless high-speed internet access
- Onsite support services including a program director, three service coordinators, a job developer, substance abuse specialist, and recreation coordinator
- 24 hour front desk coverage

Financing Information

Capital Financing Sources
- NYS Department of Housing and Community Renewal LIHTC $8,400,000
- NYS Housing Trust Fund/Community Preservation Corporation $2,000,000
- General Partner Equity $200,000
- Total $10,600,000

Operating Financing Sources
- New York Department Health and Mental Hygiene $154,217 per year
- Tenant Rental Payments 30% of tenant’s income

Services Financing Sources
- New York Department Health and Mental Hygiene $343,980 per year
- Department of Human Services (for front desk coverage) $88,369

1: Development budget included furnishings for supportive housing units and larger capitalized reserves than typical affordable projects.
Additional Project Details

About Community Access
Community Access is a not-for-profit agency, helping people with psychiatric disabilities make the transition from shelters and hospitals to independent living. Community Access provides safe, affordable housing and support services, and advocates for the rights of people to live without fear or stigma.

About Dunn Development
Dunn Development is a socially conscious, award-winning real estate developer with expertise in affordable and supportive housing. Its mission is to build the highest quality housing for low- and moderate-income New Yorkers, including those with disabilities and other special needs. It believes that well-designed and well-build affordable housing also helps to revitalize and rebuild neighborhoods. Dunn Development has developed innovative financing and program models and has an excellent reputation in the affordable or supportive housing fields. It often works in partnership with non-profits organizations, bringing substantial development capabilities to these collaborations while accommodating the unique goals and priorities of its partners.

CSH and Community Access
Dating back to 1991, CSH and Community Access have worked together to promote quality permanent supportive housing in New York. Through numerous technical assistance grants, project initiation loans, and pre-development loans, CSH has assisted Community Access to reach its present capacity of 700 units of permanent supportive housing. Community Access is also a strong partner with CSH in the Frequent User Service Enhancements (FUSE) initiative. CSH recently provided Community Access a grant that will enable the organization to enhance the level of service supports at four of its existing supportive housing buildings in order to allow the projects to serve individuals identified as chronic users of jails and shelters.

About CSH
The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH’s current office locations, please see www.csh.org/contactus.