

# 27M reasons for hope in Morris Park

BY BILL EGBERT  
DAILY NEWS STAFF WRITER

A NEW HOUSING development is transforming something the Bronx has in abundance — contaminated industrial land — into something the entire city needs more of — affordable housing.

White Plains Courtyard, a \$27 million project, will transform a former Shell gas station site in Morris Park into a modern, 100-unit affordable housing complex and retail center.

Construction on the 120,000-square-foot, seven-story apartment building at 2040 White Plains Road began in November, with the first families set to move in during the spring of 2007.

White Plains Courtyard will offer 44 one-bedroom apartments, 44 two-bedroom apartments, six studios and six three-bedroom apartments. Apartment sizes range from 512 to 1,126 square feet, with monthly rents starting at \$562.

Under affordable housing guidelines, leases will be for households earning \$27,000 to \$37,000, or 60% or less of the area's median income. Ten percent of the units will be reserved for the homeless.

Staples, the national office-supply chain, will open a 16,000-square-foot store on the ground floor.

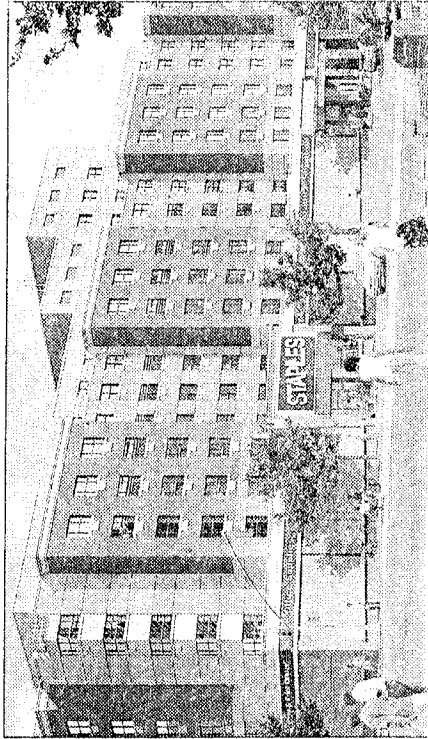
The project was made possi-

ble by the New York State Brownfields Cleanup Program, which provides tax credits to help developers reclaim environmentally damaged properties. The site had served as a gas station for about 60 years.

"We applaud the leadership of Gov. George E. Pataki and Denise M. Sheehan, commissioner of the state's Department of Environmental Conservation, for their support for Brownfield redevelopment," said Sol Arker, the developer.

The development is receiving tax credits from the city and tax-exempt bonds and technical support from the state.

wegbert@ny.dailynews.com



Artist's rendering of planned \$27 million housing complex and retail center in Morris Park. Construction began in November.