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## **Doe Fund breaks ground on 225 units of affordable housing in the Bronx; 187,000 s/f development Designed by GF55 Partners**

July 16, 2019 - Design / Build



Ground breaking ceremony of 1325 Jerome Avenue - Bronx, NY

Bronx, NY The Doe Fund held a ceremonial groundbreaking event to launch the construction of a 15-story building containing 255 units of affordable and supportive housing at 1325 Jerome Ave. in the Mount Eden neighborhood.

The development, which is set to open in early spring of 2021, will include 187,000 s/f of modern, residential space comprised of 82 studio units, 92 one-bedroom units, 53 two-bedroom units, 27 three-bedroom units, and one live-in superintendent unit. A portion of the units are dedicated to those with supportive services needs through a NYS Empire State Supportive Housing Initiative (ESSHI) award. The remaining units are reserved for low-income families between 37-57% AMI. Referrals will come via an affordable housing lottery, with a portion allocated for households who currently live in the surrounding community. The development will also include 26,000 s/f of retail space.

The building was designed by GF55 Partners. Key public project partners include NYS Housing Finance Agency (HFA), NYC Department of Housing Preservation and Development (HPD), and Empire State Supportive Housing Initiative (ESSHI).

The Doe Fund will provide onsite supportive services to residents, including comprehensive case management, linkages to health care, and other critical services, such as job preparedness, employment training, and substance abuse prevention services.

Other amenities for residents include 24-hour professionally staffed security, energy-efficient appliances and building systems, and shared community spaces, including a bike room, community room, and garden.

George McDonald, founder & president of The Doe Fund, said, “This building is a testament to what we’ve learned over our 30 years at The Doe Fund: We achieve our highest aspirations when we work together as a team. People you may never meet will be helped by this structure for generations to come. On behalf of some future artist or architect, school teacher or lawyer, truck driver or candy store owner, thank you for putting your talents to work to help people.”

Drew Kessler, VP of commercial real estate, M&T Bank was next on the podium, followed by Darryl Seavey, VP and managing director of acquisitions, Northeast Raymond James Tax Credit Funds. George McDonald acknowledged the key players on the development team for this project, including: Russ Kivler and Rob Tocher of Hirschen Singer & Epstein, David Gross of GF55 Partners, Dan Cobleigh of Bolivar Builders, and Amy Larovere and Christine Chisholm of ALC Development Consultants. He also thanked U.S. rep. José Serrano, NYS assemblywoman Hon. Carmen Arroyo, and council member Vanessa Gibson.

The homes at Jerome Ave will join The Doe Fund’s substantial existing portfolio of high quality transitional, supportive, and affordable housing serving populations in need across New York City. The organization is on track to double its portfolio of affordable and supportive housing by 2020.

“I am thrilled to support The Doe Fund on the groundbreaking of 255 affordable and supportive housing units in the Bronx. The Mount Eden Community is lucky to have truly affordable units within 37-51% AMI and access to critical social supportive services. I want to thank project partners, including HPD, the New York State Housing Finance Agency, and the Empire State Supportive Housing Initiative on this great endeavor,” said congressman José Serrano.

“As a proud representative of the Bronx and an advocate for affordable housing for low-income families, I couldn’t be more excited to welcome The Doe Fund to the neighborhood,” said NYC council member Vanessa Gibson. “1325 Jerome Ave. will continue the renaissance that is taking place in Mount Eden and all over the Bronx, showing what happens when great design and inspired leadership come together. Thank you to The Doe Fund and all who collaborated on this project.”