



Doe Fund receives Temporary Certificate of Occupancy for 1325 Jerome Ave. – 255 units

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Bronx, NY The Doe Fund has received a Temporary Certificate of Occupancy for its new affordable and supportive housing residence at 1325 Jerome Ave., which will serve formerly homeless individuals as well as individuals and households from the NYCHA waitlist, with an emphasis on prospects from the local community. Tenants began moving in around July 15th.

At 187,000 s/f, 14-stories and 255 units, Jerome Ave. is the largest of The Doe Fund's 11 affordable and supportive housing residences in operation and development. The residence features 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 New York State 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 retail space.

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 use 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.

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

“As New York City bounces back from the pandemic, we must ensure that the recovery is shared by everyone,” said John McDonald, executive vice president of Real Estate at The Doe Fund. “We are thrilled to be leading the way on just that by delivering 255 critically-needed affordable homes to The Bronx. Projects like these are essential to make a difference in our city’s notorious housing crisis and serve those among us most in need.”

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