



## **Type A Real Estate Advisors and JASA hold ribbon cutting for 115-unit senior housing development**

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Bronx, NY Type A Real Estate Advisors, in collaboration with JASA, celebrated the opening of 1490 Southern Blvd. in a ribbon cutting ceremony. The new, 100% affordable senior-housing development provides 114 units for households making up to 50% AMI, with 30% of units in the development set aside for formerly homeless older adults and one superintendent's unit. This project is a continuation of a historic partnership between the non-profit and development sectors to combat the lack of affordable housing for seniors in the city.

Type A was selected to develop the city-owned site as part of mayor de Blasio's 2017 initiative to expand the capacity of MWBE firms in the real estate and construction industry, and has led the development to become the first of six projects within this plan to complete construction and lease up of its units. JASA, one of the largest nonprofit managers of senior housing in the city, manages the residential units and common areas in the development. The organization also provides onsite staff to assist residents with social service needs such as accessing benefits and entitlements, home care, and meals, as well as programs and opportunities to participate in community and cultural events.

"This ribbon cutting marks an exciting milestone in our fight to address the clear lack of affordable housing for so many New Yorkers and is illustrative of the priorities and vision of MWBE firms in our city," said Annie Tirschwell, partner at Type A. "We are proud to work with JASA and contribute to their efforts in supporting our city's older adults with such respect and care. We are also grateful to our design team lead by Bernheimer Architects who has created award-winning, uniquely design-driven modern spaces that will allow residents to age in place beautifully, sustainably and gracefully. This project is truly the product of the vision and the hard work of HPD, HDC, Council Member Salamanca, Borough President Ruben Diaz and our lenders whose investment in M/WBE firms was made evident today."

"The pandemic has made it clear that safe, accessible, and affordable housing is crucial to ensuring the health and wellbeing of vulnerable older New Yorkers. JASA is proud to be part of this unique collaboration and to make this beautiful new building a fresh start and welcoming home for so many older adults," said Kathryn Haslanger, CEO of JASA. "As New York City's go-to agency serving

older adults, JASA has worked hard to provide critical services to over 40,000 New Yorkers annually. We are able to ensure the needs of seniors are met through innovative virtual programming, life-saving home-delivered meals, legal support, mental health services, and affordable housing.”

In addition to the 114 affordable homes, the building features amenities such as 3,600 square feet of community and social service space for residents, a large 2nd floor garden for passive recreation, a fitness center, laundry facilities, and a 2,500 square-foot landscaped and furnished terrace with inspiring city views.

“1490 Southern Boulevard is the first development selected from HPD’s M/WBE Building Opportunity RFP to open its doors. What was once a vacant lot is now 114 affordable homes for low-income seniors, including those who have experienced homelessness,” said HPD Commissioner Louise Carroll. “HPD is proud to partner with Type A and JASA on this project, and we remain committed to expanding the participation of M/WBEs and nonprofits in the affordable housing industry.”

“Creating affordable housing and expanding opportunities for our seniors and our most vulnerable population, who are some of the people who have been hardest hit by the pandemic, is not only important but will play a crucial role in our borough’s recovery,” said Bronx Borough President Ruben Diaz Jr. “This monumental project, creating 114 affordable housing units, will give many Bronxites in need a place to call home. I am proud to have allocated \$500k in capital funds towards this much-needed project. I want to thank Type A Projects, JASA, HPD and HDC for their commitment to The Bronx and for making this possible.”

“I would like to commend Type A, JASA, HPD, and HDC for their collaborative work in accomplishing the addition of affordable housing units at 1490 Southern Boulevard,” said State Senator Luis Sepúlveda. “Affordable and supported housing for elderly New Yorkers is urgently needed to stem the economic hardships brought by life circumstances and exacerbated by the pandemic.”

“Today, the South Bronx celebrates a momentous occasion with the addition of 114-units of 100% affordable housing that will aid our most vulnerable New Yorkers; seniors,” stated Council Member Rafael Salamanca, 17th Council District, The Bronx. “Serving very low-income seniors, the building will also have a 30% homeless set aside for the formerly homeless, and offer superior on-site programming and services for residents. I am proud to have allocated \$500k in capital funds to facilitate the completion of this much-needed development. I commend Type A Projects and JASA for their commitment to Bronxites, as well as administration partners at HPD and HDC who provided the support to make this day possible.”

“Bernheimer Architecture’s team designed the building to be a strong presence along Southern Boulevard, one that opens to the street, connects to the neighborhood, and is welcoming to its residents,” said Bernheimer Architecture Principal, Andy Bernheimer. “We are thrilled to have worked with this development team, to serve an in-need population, and to contribute to the growth

of the Bronx.”

The building’s design is assertively and sustainably modern, and embraces active, green design. With generously supplied outdoor spaces, residents will be able to enjoy relaxation and a sense of community.

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