



## **MAP, RSD join Housing and Services, Inc. for The Bedford ribbon cutting**

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Photos by Ari Burling

Bronx, NY Housing and Services, Inc., a nonprofit organization whose mission is to provide innovative solutions for homeless and housing insecure New Yorkers through the development and management of permanent supportive housing, hosted community leaders, elected officials and other stakeholders at a ribbon cutting ceremony on June 22nd for the opening of their latest development.

Co-developers Robert Sanborn Development (RSD) teamed up with architects Magnusson Architecture and Planning (MAP) to build this transformative project located in Bedford Park.

“The Bedford” is a 13-story, 108-unit building that will offer a mix of affordable, permanent supportive, senior (AIRS) and low-income family housing with 68 studios, 21 one-bedroom and 19 two-bedroom apartments.

“The design of The Bedford is about inclusivity. It’s a statement that no matter who you are, you deserve a beautiful place to call home; the kind of place we all hope for ourselves. It’s a theme of dignity and respect that runs throughout our partnership with HSI and Robert Sanborn Development and it’s work that we are deeply proud of,” said MAP principal Fernando Villa.

Located 100 ft. from the subway, The Bedford offers resident amenities that include a community room, computer learning center, family recreation space, laundry room, bike room, a landscaped rear yard and roof terrace providing two large outdoor areas for the multi-generational residents to enjoy together. The development also includes office space for HSI social services, 24/7 security, and onsite maintenance team.

The health of residents is a vital component of this project that is designed to achieve LEED Platinum certification. Sustainability measures include a photovoltaic array, ultra-high-efficiency, all-electric, HVAC systems, high-efficiency domestic hot-water system, energy recovery units for ventilation systems, high-efficiency UPVC windows, motion/daylight sensed LED lighting,

Energy-Star appliances, low-flow plumbing fixtures, computerized Building Management System, and two non-accessible green roofs.

This housing for special needs and community tenants would not be possible without the generosity of public and private funders, including NYC Department of Housing Preservation and Development, the Corporation for Supportive Housing (CSH), Hudson Housing Capital, Webster/Sterling Bank, HSBC Bank, NYC Human Resources Administration, and the NYC Department of Health and Mental Hygiene.

This property utilizes a time-tested unit mix that has proven to be the most cost-effective and compassionate model to end chronic homelessness and to provide truly affordable housing to low-income households. The Bedford comes at a critical time for the city, and presents a modern and scalable solution that should be replicated across the five-boroughs.

“We are thrilled to be continuing our fight for housing justice for all New Yorkers. HSI is a pioneer in supportive housing, having opened our first project over 35 years ago,” said HSI’s executive director Jim Dill. “Through this expertly designed building, we are answering the city’s housing crisis twofold. One, by providing those without a home a fresh start, and two by ensuring low and moderate-income families have access to the very highest quality housing available with support, should they ever need it.”

“This is one of several projects HSI has developed in an effort to end chronic homelessness and increase NYC’s affordable housing stock. “The Bedford” represents what supportive and affordable housing can and should be - resilient, beautiful, and eco-friendly - a community that supports and inspires its residents, the neighborhood, and our city,” Molly Mattimore, HSI’s Deputy Executive Director said.

“In Housing our Neighbors: A Blueprint for Housing and Homelessness, our administration makes it clear that homelessness is a housing problem, and we need to take a holistic approach to make sure all New Yorkers have access to a safe, stable, affordable place to live. The Bedford uses one of the most effective tools we have to address homelessness – supportive housing with wraparound services,” said New York City Department of Housing Preservation and Development Commissioner Adolfo Carrión Jr. “Thank you HSI, Robert Sanborn Development, and the entire development team for this transformative project.”

The ceremony was held in the rear yard and building tours were provided immediately following the celebration. The newly constructed building will be home to 66 formerly homeless individuals and 41 low to moderate-income households, including community referrals.

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