



Services for the UnderServed tops off Starhill phase I

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Bronx, NY Services for the UnderServed (S:US) held a topping off ceremony for Starhill phase I, one of the largest affordable housing development projects in the organization's history. This occasion, celebrated in partnership with developer Bronx Pro Group, signifies a step forward in S:US' ongoing commitment to addressing the housing crisis and supporting vulnerable individuals in need.

Starhill phase I, located in Morris Heights, will transform the landscape of affordable housing in the city. This development will offer 326 affordable apartments, with a focus on providing 200 homes reserved for homeless single adults living with substance use disorder or co-occurring disorders. Residents of Starhill will have access to on-site supportive services and rental subsidies, ensuring that individuals experiencing homelessness receive the support they need to rebuild their lives.

Starhill phase I will consist of a 14-story multifamily building and a connected one-story amenity building. The two-acre site had been occupied by a former hospital being used as a residential treatment center, which has since been demolished. Phase II of the Starhill development project, construction of which is scheduled to begin in June 2024, will bring an additional wave of affordable housing options to S:US' growing portfolio by 2027.

Services for the UnderServed and Bronx Pro Group have a long-term relationship and have partnered on six completed developments to date, in addition to Starhill phases I and II.

“Over the past fifteen years, S:US has demonstrated unwavering dedication to creating safe and stable housing options for New Yorkers most in need. With the addition of Starhill Phase I and the upcoming Alafia Phase I, slated for completion in 2025, S:US will oversee a remarkable 3,000 units of owned and operated homes,” said Arlo Chase, senior vice president of real estate and property development at services for the UnderServed. “This milestone is a testament to the organization’s commitment to expanding its housing portfolio and meeting the evolving needs of the community.”

“We believe that the solution to homelessness is homes,” said Perry Perlmutter, CEO of services for the UnderServed. “Today’s topping off ceremony at Starhill Phase I, which will bring more than 300 new homes to the Bronx, marks a pivotal moment in S:US’ mission to create a more equitable and compassionate city. We look forward to the completion of this transformative project and the continued expansion of our housing initiatives. Most importantly, we eagerly anticipate welcoming the tenants of Starhill.”

Bronx Pro Group LLC is a neighborhood-based firm dedicated to community development through affordable housing investments since 1988. Bronx Pro’s mission is to develop quality housing that is both affordable and sustainable with the intention of community building. The company and its affiliates employ full-time professionals engaged in real estate development, construction, building management, and residential services. Since 1998, Bronx Pro has completed over 30,000 affordable housing units with a development cost totaling more than \$925 million. The Bronx Pro portfolio is primarily owned by the Magistro family who is proud to build quality housing as well as to create permanent jobs through their participation in New York City and State affordable housing programs.

“I am deeply honored to be a part of this remarkable partnership with Services for the UnderServed and to witness the topping-off ceremony for Starhill Phase I,” said Samantha Magistro, CEO, Bronx Pro Group LLC. “Our commitment to community development and affordable housing investment has always been driven by the belief that all New Yorkers should have access to safe and affordable housing options. We are proud to be part of a project that contributes to the fabric of the Bronx, creates jobs, and provides critical support to those most in need. Together with S:US, we look forward to continuing our mission of building stronger, more compassionate communities.”