



The Doe Fund with Robert Sanborn Development open 98 affordable apartments

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Bronx, NY The Doe Fund, a homeless services nonprofit with an award-winning portfolio of affordable and supportive housing, has received a Temporary Certificate of Occupancy (TCO) for its newest residence — certifying that the building is in working order and tenants can begin moving in.

The \$51.6 million joint venture with Robert Sanborn Development will bring 98 affordable homes to 4519 White Plains Rd., with supportive services for 49 formerly homeless adults living with disabilities and 20 apartments reserved for adults 62 and older. The lease-up process began at the beginning of the month, with applications for affordable units submitted via the New York State Office of Homes and Community Renewal (HCR) housing lottery. The Doe Fund will host a ribbon-cutting ceremony after leasing-up has been completed later this year.

Also known as “The Plains,” the nine-story, 82,465 s/f residence was designed by OCV Architects. The Plains contains offices for program staff and a multi-purpose room for program and tenant uses alike, as well as 24/7 security and a live-in superintendent. The residence also has on-site laundry units, a fitness center, and outdoor private recreation space.

In addition, The Plains will seek LEED (Leadership in Energy and Environmental Design) Gold certification — a recognition shared by The Doe Fund’s Webster Green affordable and supportive residence, also in the North Bronx. The Plains’s energy efficient features include a green roof and solar PV array; thermally-broken, triple-glazed, UPVC windows; high-efficiency, electric, Variable-Rate-Flow HVAC systems; Energy-Star, bi-level, LED lighting with motion sensors;

Energy-Star appliances; and low-flow plumbing fixtures.

Units are reserved for low- and moderate-income individuals and families who meet income eligibility thresholds of up to 80% of New York City area median income (AMI), with preference given to local residents who are experiencing homelessness or at risk of homelessness.

The Doe Fund will deliver housing and clinical case management services — including mental healthcare, therapeutic groups, and referrals to medical care — to supportive tenants.

Along with a 2019 Empire State Supportive Housing Initiative (ESSHI) award and federal Low Income Housing Tax Credits, financing for the project comes from public and private sources. The New York State Division of Housing and Community Renewal (HCR) approved awards from the Supportive Housing Opportunity Program, the All Affordable New York City Program and NYS HOME.

The Doe Fund obtained private sector construction and permanent loans through Merchant's Bank and Freddie Mac, and tax-credit equity was syndicated by Richman Housing.

In addition, the NYS Office of Temporary and Disability Assistance (OTDA) awarded capital funding through the Homeless Housing Assistance Program, while the Corporation for Supportive Housing also provided an acquisition loan that included funds for pre-development.

“We are proud to partner with leaders in New York State government and the private sector to open The Plains, building on The Doe Fund’s nearly 40 year track record of leading proven solutions to homelessness and addressing New York City’s housing affordability crisis head on,” said Jennifer Mitchell, president and CEO of The Doe Fund. “With the opening of the Plains, nearly 100 New Yorkers with histories of homelessness will be able to live with the dignity they deserve, thanks to the building’s innovative features and The Doe Fund’s talented staff. I am thrilled to welcome The Plains as the newest addition to our network of residences serving over 1,200 individuals and families in need.”

“The Plains’ at 4519 White Plains Rd. represents a critical step forward in addressing the housing crisis in The Bronx,” said Bronx borough president Vanessa Gibson. “This affordable housing development will not only bring stability to individuals and families but will also help enhance the larger community. Through innovative design and essential services, The Doe Fund and its partners are creating a lasting impact—providing hope and dignity to those who need it most.”

“The opening of The Plains marks a significant step forward in addressing the urgent need for affordable and supportive housing in the Bronx. The Doe Fund’s commitment to providing housing and essential services for our most vulnerable residents, including formerly homeless individuals and seniors, will have a lasting impact on the Wakefield community. This project reflects the kind of thoughtful, sustainable development that prioritizes both environmental responsibility and human dignity. I look forward to seeing The Plains become a vital part of the Bronx for many in need,” said New York State assembly member Jeffrey Dinowitz.

“As housing and homelessness become increasingly crucial issues for my constituents, I am passionate about addressing the urgent need for affordable and supportive housing - especially stability for our most vulnerable,” said New York State senator Jamaal Bailey. “I commend the Doe Fund for doing this project and taking steps to make The Plains a reality. This project will provide housing and supportive services for 49 formerly homeless adults living with disabilities and 20 apartments reserved for adults 62 and older. I am incredibly grateful for the significant impacts on the lives of those who need it most and I congratulate those who put the work into getting here.”

“I am thrilled to see the completion of The Plains on White Plains Road, a crucial addition to the Wakefield community. This project exemplifies our commitment to providing quality affordable housing paired with essential services. Congratulations to The Doe Fund and all partners involved for their dedication to addressing homelessness and enhancing the Bronx’s access to housing and life changing support systems,” said New York City council member Eric Dinowitz.

“Housing coupled with supportive services is instrumental in helping New Yorkers who have experienced homelessness to stabilize their lives,” said Barbara Guinn, office of temporary and disability assistance acting commissioner. “The permanent supportive housing units at The Plains will provide not only stable homes to formerly homeless individuals with disabilities but also access to essential services that will enable them to thrive as part of the community. We are grateful for our partnership with The Doe Fund and look forward to the successful completion of this project.”

“The Plains will soon be home to 98 households who will benefit from high quality, healthy, and affordable apartments in a thriving North Bronx neighborhood with convenient access to transit,” said RuthAnne Visnauskas, New York State homes and community renewal commissioner. “Thanks to our partners at The Doe Fund, this sustainably designed building will also offer a fresh start to individuals experiencing or at-risk of homelessness, helping these New Yorkers achieve stability through targeted on-site services. Congratulations to the development and construction teams for their hard work and we look forward to seeing residents move in.”

José González, president and CEO of the Federal Home Loan Bank of New York, said, “At the Federal Home Loan Bank of New York, we know that a stable and affordable home is the foundation from which we grow as individuals, households and communities. In 2021, we were honored to provide grant funding to The Doe Fund for The Plains, and we are so excited to see the residence reach this important milestone as it moves forward in creating housing opportunities for the North Bronx.”

Michael Milazzo, senior vice president of originations at Merchants Capital, said, “The Doe Fund has created positive momentum in communities for decades, and we are honored to serve as a financing partner for the development of The Plains. We applaud The Doe Fund’s expansive approach to supportive housing and its ongoing effort to stimulate affordable housing not only in The Bronx but throughout New York.”

“Robert Sanborn Development is thrilled to be a development partner with The Doe Fund on this

Project,” said Jeff Chu, director of finance and underwriting at Robert Sanborn Development, LLC. “The Plains, our second supportive housing project with The Doe Fund, will provide thoughtfully designed apartments for low- to moderate-income households, plus wrap-around supportive services for 49 of its residents with special needs. We applaud The Doe Fund for its commitment to addressing the needs of these New Yorkers.”

“4519 White Plains Road is a great example of the power and positive impact that the Federal Low Income Housing Tax Credit Program can have on New York City communities,” said Moshe McKie-Krisberg, executive vice president of Richman Housing Resources.

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