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**MAYOR ADAMS, GOVERNOR HOCHUL ANNOUNCE START OF CONSTRUCTION
OF \$72 MILLION, MIXED-USE AFFORDABLE, SUPPORTIVE HOUSING
DEVELOPMENT IN THE BRONX**

*Bedford Green House II Will Deliver 116 Affordable Apartments to Fordham Heights, Including
70 With Supportive Services and a Medical Clinic*

NEW YORK – New York City Mayor Eric Adams and New York Governor Kathy Hochul today announced that construction has begun on a \$72.1 million affordable housing development in the Fordham Heights section of the Bronx. Bedford Green House II will create 46 affordable apartments for families and seniors and 70 supportive apartments for families, individuals, and seniors experiencing homelessness. The development will also house a 2,410-square-foot medical clinic offering services to residents and the wider community.

“Our administration has never wavered in our commitment to creating new housing, and that’s why we are working every day to build 15,000 units of supportive housing with onsite social services to help families who are struggling,” said **Mayor Adams**. “The combination of supportive homes and a medical clinic here will deliver residents and the entire community access to care they may not otherwise be able to access. I was proud to be there to celebrate the opening of 118 new homes at Bedford Green House I, and I’m excited to celebrate the kickoff of construction on the next 116 at Bedford Green House II.”

“With this milestone, we are one step closer to delivering hundreds of units of affordable and supportive housing to Bronx families, seniors, and individuals experiencing homelessness,” said **Governor Hochul**. “As our state faces a severe housing shortage, essential projects, like this Bedford Green development, are critical to ensuring that all New Yorkers have a safe, stable, and affordable place to call home. My administration remains laser-focused on addressing New York’s housing crisis, and I look forward to working with Mayor Adams and other local and state partners to make affordable housing available to all.”

Bedford Green House II will consist of a newly constructed, 17-story building located at 2880 Jerome Avenue. Bedford Green House I, the first phase of this two-part development, was completed in December 2021.

All of Bedford Green House II's apartments will be affordable to households with incomes at or below 60 percent of the area median income. Of the 116 units, 80 will be studios, 24 will have one bedroom, and 12 will have two bedrooms.

Seventy apartments will be reserved for households in need of supportive services. These residents will have access to rental subsidies and on-site services funded through the Empire State Supportive Housing Initiative (ESSHI) and administered by the New York State Office of Mental Health.

Supportive services provided by Project Renewal will include coordination of medical services, occupational therapy, crisis management, and assistance with access to public benefits.

Fifty-five apartments will be set aside for seniors aged 62 or older through New York City's Zoning for Quality and Affordability amendment and Affordable Independent Residences for Seniors provision. Of these 55 apartments, 14 will house seniors who will also benefit from the above-mentioned supportive services through ESSHI.

The building's medical clinic will offer services including primary care, podiatry, gynecology, and substance abuse treatment. Operated by Project Renewal, Inc., the clinic will serve clients with or without insurance.

Bedford Green House II will be highly energy-efficient and is expected to meet Energy Star Multifamily High Rise performance requirements and LEED Gold certification under LEED for Enterprise Green Communities. Energy-efficiency measures will include a high-performance building envelope and windows as well as motion-sensor lighting.

Residential amenities will include a library and learning center, free Wi-Fi in each apartment, and a backyard shared with Bedford Green House I. Residents will also have access to amenity areas at Bedford Green House I, including its playground and rooftop greenhouse garden.

The New York City Department of Housing Preservation and Development (HPD) provided \$9.77 million through the Supportive Housing Loan Program, the New York State Office of Temporary and Disability Assistance contributed \$6 million through the Homeless Housing and Prevention Program, the New York City Council provided a \$1.2 million grant, and the Office of the Bronx Borough President provided a \$300,000 grant. State financing for the Bedford Green House II includes \$5.7 million in permanent tax-exempt bonds, federal low-income housing tax credits that generated \$34.6 million in equity, and \$9.77 million in subsidy from New York State Homes and Community Renewal (HCR). The remainder of the funding comes from private partners.

Bedford Green House II reflects the goals of Mayor Adams' "[Housing Our Neighbors](#)" blueprint for getting New Yorkers into safe, high-quality, affordable homes. The first city housing plan to cover the entire spectrum of New Yorkers' housing needs and options, the blueprint includes a commitment to accelerate the creation of supportive housing and complete the 15,000 supportive homes promised by 2030, two years ahead of schedule.

In the last five years, HCR has invested more than \$1 billion to create or preserve nearly 7,500 affordable apartments in multifamily buildings in the Bronx.

“We’re thrilled to break ground on Phase II of Bedford Green House, which will bring the same level of attention to energy efficiency, supportive services, and resident amenities as Phase I of the project which we celebrated earlier this year,” said **HPD Commissioner Adolfo Carrión Jr.** “Thanks to Project Renewal and our partners at the state for sharing our commitment to expanding the supply of high-quality affordable housing, particularly for the most vulnerable among us.”

“The Bedford Green House II in Fordham Heights is an exemplary supportive housing development that will offer affordable housing to the Bronx and amenities to benefit the surrounding neighborhood,” said **New York State Senator Gustavo Rivera.** “This 116-unit development will give low-income families, seniors, and unhoused New Yorkers a place to call home, support residents with serious mental illness or substance use disorder, and offer beautiful community spaces for Bronxites to enjoy. I commend the state and Project Renewal for working together to invest in critical housing projects for the Bronx.”

“CSH congratulates Project Renewal on breaking ground on Bedford Green House Phase II,” said **Jen Trepinski, director of loan originations, Corporation for Supportive Housing.** “We are proud to be an early-stage funding partner of Project Renewal and this project that will create a healthy, affordable, and vibrant community where its residents can thrive.”

“Bedford Green House II is the culmination of the addition of a superb new community asset for the Jerome Park neighborhood of the Bronx,” said **Andrew Knox, FAIA, partner, ESKW/Architects.** “By building two structures with a common shared park between them, an oasis is created which will bring the residents together. This space will foster community for the development as well as provide an easy way to offer residents services that Project Renewal offers and that they need. The expression of the building reinforces the common height brick façades of the neighboring Jerome Avenue residential buildings. There is a change of material as the building rises above that height looking to the north across the Bronx all the way to the Hudson Highlands.”

“Bedford Green House will provide individuals and families with permanent housing and easy access to the services they need to stabilize their lives and thrive in their community — all within an innovative and therapeutic setting,” said **New York State Office of Temporary and Disability Assistance Commissioner Daniel W. Tietz.** “We are proud to once again be collaborating with Project Renewal and our state and local partners on such an innovative project that promises to be transformative for the entire Bronx community.”

“Bedford Green House has become a community of renewal and stability for individuals and families overcoming homelessness, mental health concerns, and other challenges,” said **Eric Rosenbaum, president and CEO, Project Renewal.** “With this second phase of the development, we are excited to bring not only more critically needed affordable homes to the Bronx, but also a medical clinic providing health care to our tenants and our neighbors in the community. We are grateful to our funders and partners who have helped make our vision for Bedford Green House a reality.”

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