



BAEZ PLACE

A 154-UNIT MIXED TENANCY DEVELOPMENT FOR INDIVIDUALS LIVING WITH MENTAL HEALTH CONCERNS, FRAIL/ELDERLY INDIVIDUALS WITH HISTORIES OF HOMELESSNESS, AND LOW-INCOME FAMILIES WITH CHILDREN.

BOROUGH:

Bronx

NEIGHBORHOOD:

Claremont

PROJECTED OPENING:

2024

NUMBER OF UNITS:

154

SIZE:

134,910 sq. ft.

TOTAL PROJECT COST:

\$80M

ARCHITECTS:

Edelman Sultan Knox Wood Architects

PROJECT TEAM:

Joy Construction
Nizao Realty Corp
Blue Sky Bronx

TENANT PROFILE:

Supportive: 54 for formerly homeless individuals living with mental health concerns and 32 for formerly homeless or unstably housed frail/elderly tenants.
Low-income community: 67 studios and 2- and 3-bedroom apartments for low-income individuals and families.

FUNDERS:

Capital Financing:

- New York State Housing Finance Agency **\$20M**
 - New York State Homes and Community Renewal **\$15M**
 - New York State Office of Temporary Disability Assistance **\$7M**
 - Bank of America Merrill Lynch Community Development Banking
 - Richman Housing Resources
- } **\$38M**

Operating/Services Financing:

- New York State Office of Mental Health, Empire State Supportive Housing Initiative (**\$2.5M Annually for Social Services**)

ADDITIONAL INFORMATION:

- Community Access staff will provide on-site social services for tenants coming out of the shelter system and for frail/elderly tenants.
- Alcove studios and 1-bedroom apartments for elderly tenants offer space for live-in caregivers.

BUILDING FEATURES:

Residential amenity space includes community rooms, commercial kitchen, gym, laundry rooms, tenant lounges, bike room, and library/computer room. Green space includes outdoor community gardens/urban farm and indoor greenhouse.

PRESS/MEDIA ABOUT BAEZ PLACE:

[Mercy Housing News: More Affordable Housing Coming to the Bronx as City Face Historic Homelessness Rates](#)