



# RIVER AVENUE I

A 245-UNIT MIXED TENANCY DEVELOPMENT FOR INDIVIDUALS LIVING WITH MENTAL HEALTH CONCERNS, INDIVIDUALS AND FAMILIES WITH HISTORIES OF HOMELESSNESS, AND LOW-INCOME FAMILIES.

**BOROUGH:**

Bronx

**NEIGHBORHOOD:**

Concourse

**OPENED:**

2023

**NUMBER OF UNITS:**

245

**SIZE:**

236,872 sq. ft.

**PROJECTED COST:**

\$126 million

**ARCHITECTS:**

Aufgang Architects  
Urban Quotient

**PROJECT TEAM:**

Joy Construction  
Madd Equities LLC  
Alembic Community Development

**TENANT PROFILE:**

Individuals living with mental health concerns, individuals and families with histories of homelessness, low-income families

**FUNDERS:**

Capital Financing:

- New York State Housing Finance Agency
- New York State Homes and Community Renewal
- New York City Department of Housing Preservation and Development
- Wells Fargo Community Lending and Investment

Operating/Services Financing:

- New York State Office of Mental Health (Empire State Supportive Housing Initiative)

**ADDITIONAL INFORMATION:**

- Joy Construction and Madd Equities will also develop a building across the street; two buildings together are a \$300 million investment in the neighborhood, which will result in hundreds of construction jobs, 100,000 square-feet of new commercial space, and 750 affordable apartments
- Community Access staff will provide on-site social services for tenants (individuals and families with children) coming out of the shelter system

**BUILDING FEATURES:**

Residential amenity space includes community rooms, commercial kitchen, gym, laundry rooms, tenant lounges, bike room, library/computer room; ground floor retail space (20,000 sq. ft.)