



# BRUCKNER BOULEVARD

A TEN-STORY, 215-UNIT MIXED TENANCY DEVELOPMENT FOR INDIVIDUALS WITH MENTAL HEALTH CONCERNS, INDIVIDUALS AND FAMILIES WITH HISTORIES OF HOMELESSNESS, AND LOW-INCOME FAMILIES.

**BOROUGH:**

Bronx

**NEIGHBORHOOD:**

Hunts Point/CB 2

**OCCUPANCY DATE:**

2020

**NUMBER OF UNITS:**

133 studios

17 1-bedrooms

65 2-bedrooms

**SIZE:**

175,000 sq. ft.

**PROJECT COST:**

\$87.1 million

**ARCHITECT:**

think! architecture and design PLLC

**CONTRACTOR:**

Monadnock Construction

**TENANT PROFILE:**

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

**FUNDERS:**

Capital Financing:

- |   |              |
|---|--------------|
| • NYC Housing Development Corporation                       | \$30,100,000 |
| • LIHTC (Richman Housing Resources, Citi Community Capital) | \$29,700,000 |
| • NYC Department of Housing Preservation and Development    | \$18,100,000 |
| • Deferred Developer Fee                                    | \$6,600,000  |
| • New York State Homes and Community Renewal                | \$2,000,000  |
| • Private Donors  | \$600,000    |

**TOTAL:** \$87,100,000

**AWARDS**

- 2021 AIA (American Institute of Architects) Excelsior Award - Residential

**ADDITIONAL INFORMATION:**

- Development consultant: Alembic Community Development
- Acquisition loan provided by Enterprise and the New York Acquisition Fund
- Predevelopment loan provided by private donors

**BUILDING FEATURES:**

5,000 sq. ft. of residential amenity space, including: community rooms, commercial kitchen, gym, laundry room, library/computer room; 8,000 sq. ft. of green/garden space