



REV. JAMES A. POLITE AVENUE

OUR BUILDING ON REV. JAMES POLITE AVENUE HAS 68 SUPPORTIVE STUDIO APARTMENTS FOR PEOPLE WITH PSYCHIATRIC DISABILITIES AND HISTORIES OF HOMELESSNESS, AND FOR LOW-INCOME COMMUNITY RESIDENTS.

BOROUGH:

Bronx

NEIGHBORHOOD:

Foxhurst/CB 2

OCCUPANCY DATE:

2005

NUMBER OF UNITS:

68 studios

SIZE:

34,000 sq. ft.

PROJECT COST:

\$9.2 million

ARCHITECT:

Wormser + Associates

CONTRACTOR:

Galaxy General Contracting Corp.

TENANT PROFILE:

Individuals with with psychiatric disabilities, individuals with histories of homelessness, low-income residents

FUNDERS:

Capital Financing:

- NYC Department of Housing Preservation & Development Supportive Housing Loan Program
- LIHTC (Enterprise Housing Partners)

\$7,323,632

\$1,900,000

TOTAL: \$9,223,632

Operating/Services Financing (annual):

- Tenant Rents
- Shelter Plus Care Subsidies
- NYC Department of Homeless Services
- NYC Department of Health & Mental Hygiene

ADDITIONAL INFORMATION:

- NYC CoolRoofs: white reflective roof coating.
- Predevelopment loan from Corporation for Supportive Housing

STAFF:

Program Director, Service Coordinators, Harm Reduction Specialist, Superintendent/Maintenance Staff, 24-hour Front Desk Reception Staff

BUILDING FEATURES:

Laundry room, WiFi, computer room, community room, community kitchen, backyard garden and patio, on-site social services