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Credit: Bernheimer Architecture

Type A Projects, BronxWorks Close on Over \$255 Million in Financing for 100% Affordable Housing and Healthcare Development in the Bronx

River Commons will include 328 units of affordable and supportive housing and an expanded Gotham Health clinic

BRONX, NY (December 23, 2025) – Type A Projects and BronxWorks closed on \$255,658,000 million in financing for the construction of River Commons, a mixed-use development consisting of 328 affordable and supportive homes, an approximately 43,000-square-foot public healthcare center and 6,000 square feet for community nonprofits, BronxWorks and African Communities Together, and 7,000 square feet of new public open space. The new development is in the Concourse neighborhood of the Bronx. This innovative partnership with New York City Health + Hospitals (H+H), for the first time, integrates an H+H health care facility within a residential building.

Located at 1240 River Ave in the Bronx, the project will transform a parking lot into a 17-story mixed-use building with modern public healthcare space and much-needed housing. 230 of the apartments will be affordable to New Yorkers earning below 70 percent of the area median income (AMI). Through H+H's Housing for Health initiative, an additional 98 supportive apartments will be rented in collaboration with H+H and the Human Resources Administration (HRA) to H+H patients experiencing homelessness. Apartments range from studios to 3-bedrooms, and residents will have access to case management and social services, as well as a range of amenities, including a fitness center, kids' playroom, community room, co-working space, 15th-floor community terrace, and 24/7 security.

"Type A Projects is incredibly proud to be part of the solution to New York City's affordability crisis with beautifully-designed and sustainably built affordable homes for hundreds of families at River Commons," said **Annie Tirschwell, Principal at Type A Projects**. "Guided by the vision of a true community commons, this partnership has sought to bring high-impact community services, accessible community health care resources, energy efficient and affordable homes, expansive new public green space and an active street presence to this stretch of River Avenue. We are deeply grateful to NYC Health + Hospitals and the Gotham Health, Morrisania team for their commitment to their constituents



and this innovative project and to HPD, HDC and our public agency, financing and development partners whose collaboration made it possible for this project to move from vision to reality.”

“BronxWorks is proud to be part of the River Commons development, offering much-needed quality affordable housing to individuals and families in the Bronx while simultaneously expanding access to health care and social services to achieve long-term stability,” said **Eileen Torres, CEO of Bronxworks**. “Utilizing wraparound services, supportive housing tenants will receive the tools and resources to prosper in their new homes. We’re thankful to our partners for their collaboration in bringing this project to the Bronx and helping to build a brighter future for its residents.”

“We know that housing and health go hand in hand. When people have a stable place to call home, they’re better able to care for themselves, access the services they need, and stay connected to their community. At River Commons, we’re proud, alongside our incredible partners, to transform what was once a hospital parking lot into something that truly serves New Yorkers: more than 300 affordable homes, a state-of-the-art health clinic, and a grocery store activated by African Communities Together,” said **Acting HPD Commissioner Ahmed Tigani**. “ACT’s work empowering local communities through civic engagement, economic opportunity, and advocacy reflects exactly the kind of leadership our city needs. Together, this project goes beyond responding to today’s housing crisis and invests in a healthier, more supportive future—one that strengthens families, advances health equity, champions affordable housing, and helps cultivate the next generation of community and civic leaders.”

“At NYC Health + Hospitals health care is a human right and the first prescription is a safe stable home,” said **Leora Jontef, NYC Health + Hospitals Senior Assistant Vice President of Housing and Real Estate**. “H+H’s Housing for Health helps patients experiencing homelessness into permanent housing to improve their health and wellbeing. River Commons is at the forefront of improving health outcomes by expanding access to supportive and affordable housing while also expanding space for healthcare delivery. It is the first of its kind in New York City and represents a replicable model for improving health for New Yorkers.”

“River Commons will soon deliver much needed affordable and supportive housing to H+H/Gotham Health, Morrisania,” said **NYC HDC President Eric Enderlin**. “HDC is proud to join our partners in closing this transformative project that thoughtfully integrates housing, healthcare, and non-profit community space to support stability, health, and opportunity in the Concourse neighborhood.”

The mixed-use project will activate River Avenue with 6,000 square feet of community space for African Communities Together and BronxWorks Empowerment Center; 7,000 square feet of community-designed public green space; and a 43,000-square-foot healthcare clinic with a 15,000-square-foot parking garage that will be part of H+H’s Gotham Health campus. The articulated brick façade will sit on a two-story metal-panel podium designed to engage the neighborhood with active community facility storefronts and an architectural exterior lighting package to boost pedestrian safety, and solar



and geothermal energy will mean lower utility bills, with a tight building envelope offering high quality interior ventilation.

This project is made possible through financing from the New York City Housing Development Corporation's Multifamily Housing Revenue Bonds and New York City Department of Housing Preservation and Development (HPD), which is providing more than \$100 million through its New Construction Finance Program. The development also received \$500,000 in Reso A funds from Bronx Borough President Vanessa Gibson to support construction. Capital One provided a letter of credit on the deal and HDC provided both tax-exempt (\$64.3 million) and taxable bond (\$27 million) financing. Additional financing for the project comes from syndicated Low Income Housing Tax Credits by Hudson Housing Capital.

This project is a result of the 2018 Jerome Avenue Neighborhood Plan and Rezoning. Type A Projects, a women-owned affordable housing developer, and BronxWorks, a leading community-based non-profit serving the Bronx for over 50 years, will be the long-term owners of the project. The development team comprises Type A Projects, BronxWorks and L+M Development Partners, and construction is expected to start in 2026.

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