



30 September 2025
NYC Health and Hospitals/River Commons
G 250084 HHX

Subcommittee on Landmarks, Public Sitings
Dispositions
Hon. Kamillah Hanks

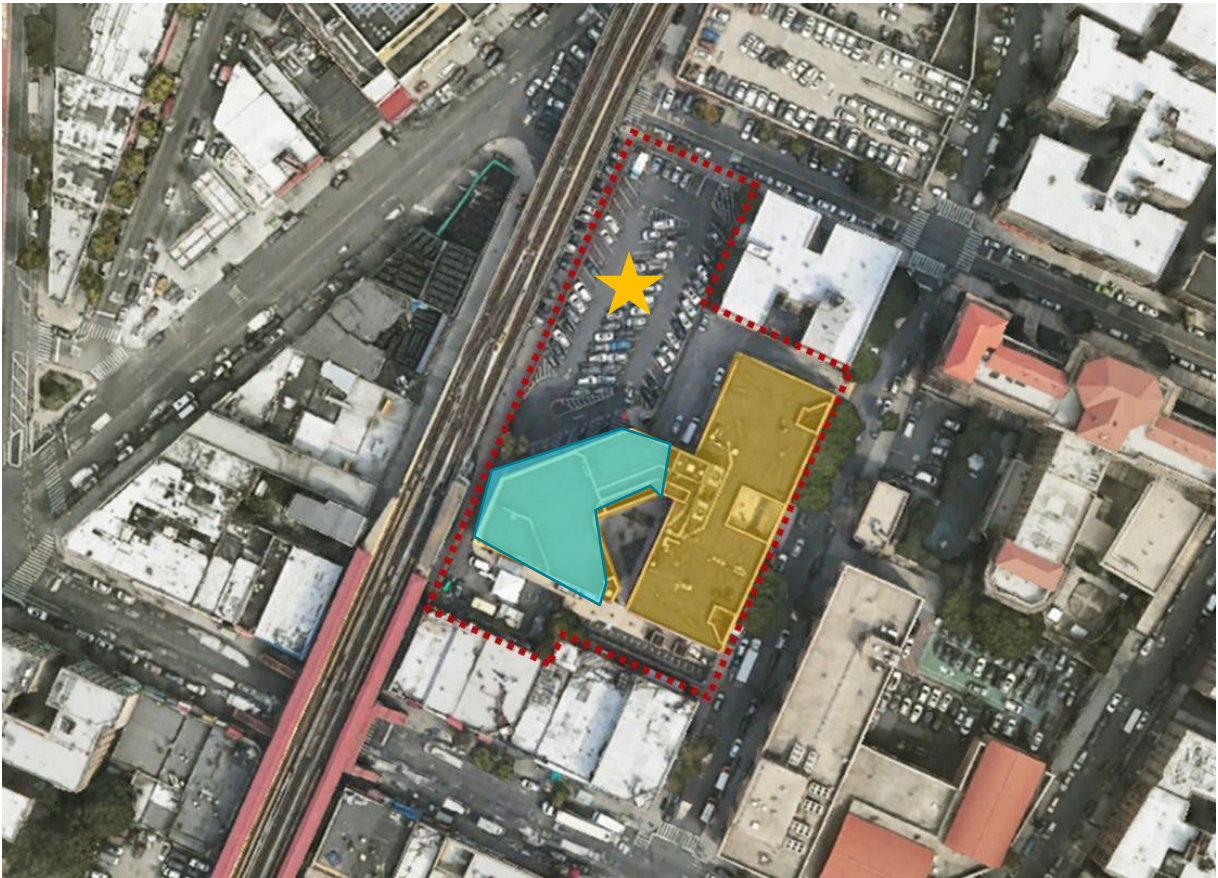
If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings

Type **A**
Projects



Background

Site – Aerial View



- ★ RFP Site A
- HHC Lot
- HHC Annex
- HHC Clinic



Site A: Morrisania NYC H+H Parking Lot



Project Overview

Building Program

Residential

- 328 apartments (Incl 1 supers apt)
- 98 supportive housing units under H+H Housing for Health Initiative

H+H / Community Facility

- 43,000 SF expansion clinic for H+H/ Gotham Health
- 75 space parking garage for H+H staff
- 6,000 SF for ARC and BronxWorks

Tenant Amenities

- 24/7 security
- On-site supportive service office
- On-site management office
- Laundry room
- Community room
- Fitness room
- Kids playroom
- Resident 15th floor terrace

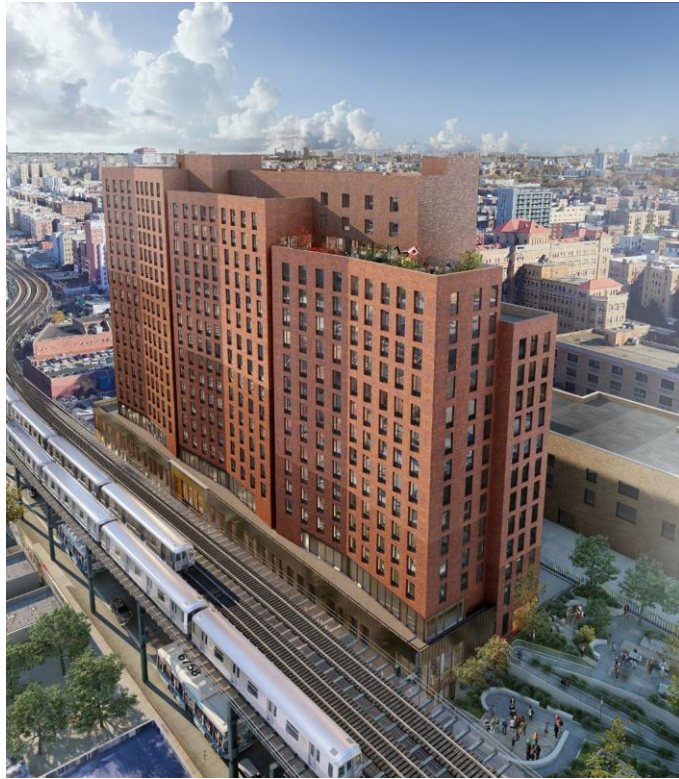


Building Design

- 17 stories
- Brick + metal panels along base
- Dynamic façade with rhythm and movement
- Prominent entry for new H+H facility
- Exterior lighting for pedestrian safety
- Solar and geothermal energy
- Tight envelope and high-quality interior ventilation
- Activating River Avenue with new uses:
 - Residential Entrance
 - Community Facility spaces
 - Public Plaza
- MTA Easement for Future ADA Elevator and Stairs



Building Design Updates



Multiple brick colors and brick articulation incorporated to provide more differentiation and movement across the facade

Community Engagement for Open Space

Community Design Workshops:

#1: February 21, 2024

#2: March 13, 2024

#3: April 4, 2024 WHEDCo Teen Engagement Session 1

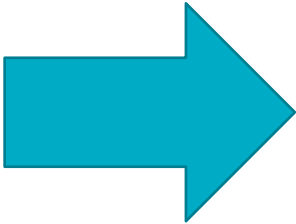
#4: May 15, 2024 – Community Report Out

#5: June 3, 2024 WHEDCo Teen Engagement Session 2



Unit Distribution

Units	RFP Mix	%
0BR	140	40%
1BR	111	32%
2BR	77	22%
3BR	18	5%
Total	346	



Units	Current Mix	%
0BR	117	36%
1BR	106	32%
2BR	69	21%
3BR	36	11%
Total	328	

Three bedroom units increased based on input from electeds.

Income Distribution*: ALIGNS WITH NEW CONSTRUCTION TERM SHEET'S ELLA OPTION

OVERALL MIX

Income Level	Units	%
27%	52	16.0%
47%	121	37.0%
67%	56	17.0%
15/15	98	30.0%
Total	327	100.0%

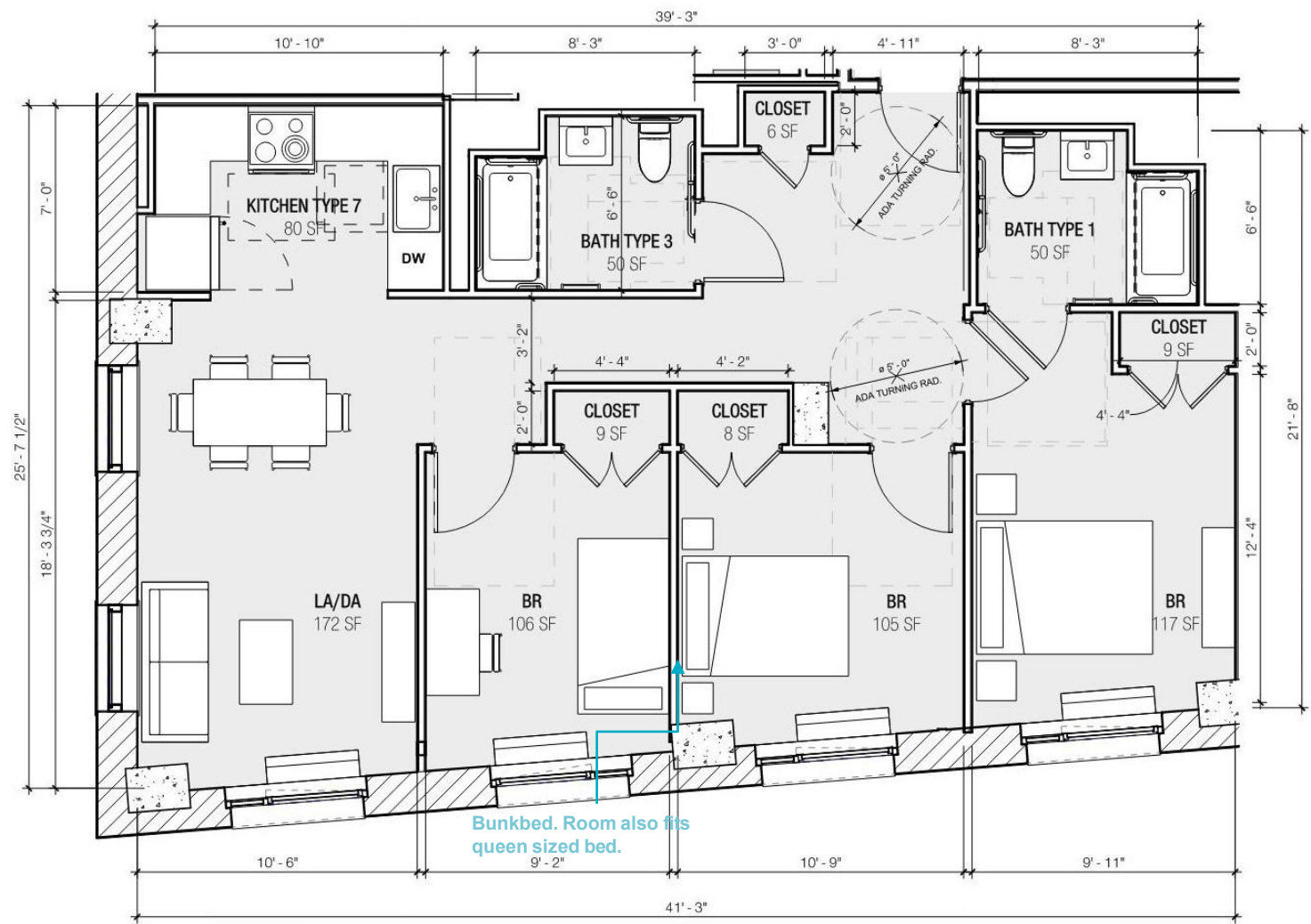
MIX BY UNIT TYPE

Unit Type	27% AMI	%	47% AMI	%	67% AMI	%	15/15	%
Studio	6	1.8%	14	4.3%	7	2.1%	90	27.5%
1 BR	24	7.3%	56	17.1%	26	8.0%	-	0.0%
2 BR	14	4.3%	32	9.8%	15	4.6%	8	2.4%
3 BR	8	2.4%	19	5.8%	8	2.4%	-	0.0%
Total	49	16%	121	37.0%	59	17%	98	30.0%

*Affordability mix will be subject to term sheets at the time of closing

Typical 3 BR

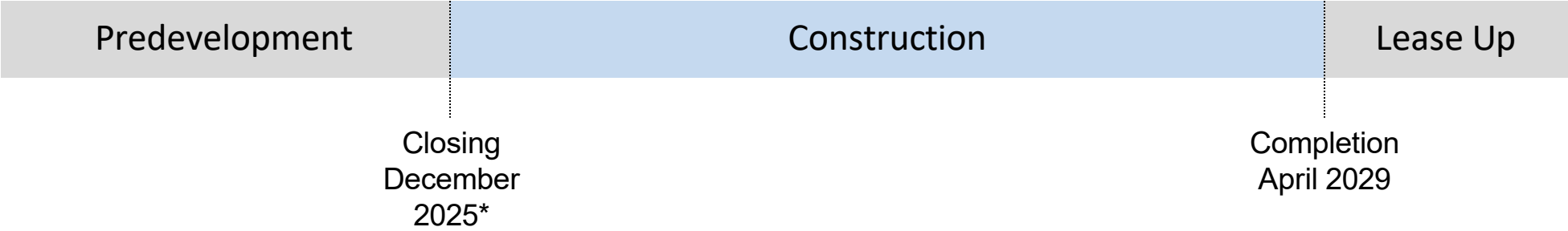
Designing units for larger family use



Schedule

- **June 2025:** Morrisania clinic renovations completed
- **November 2025:** Commence annex abatement
- **December 2025:** Targeted closing*
- **January 2026:** Construction commencement
- **April 2029:** Construction completion
- **May 2029:** Lease up commences
- **December 2029:** Full occupancy

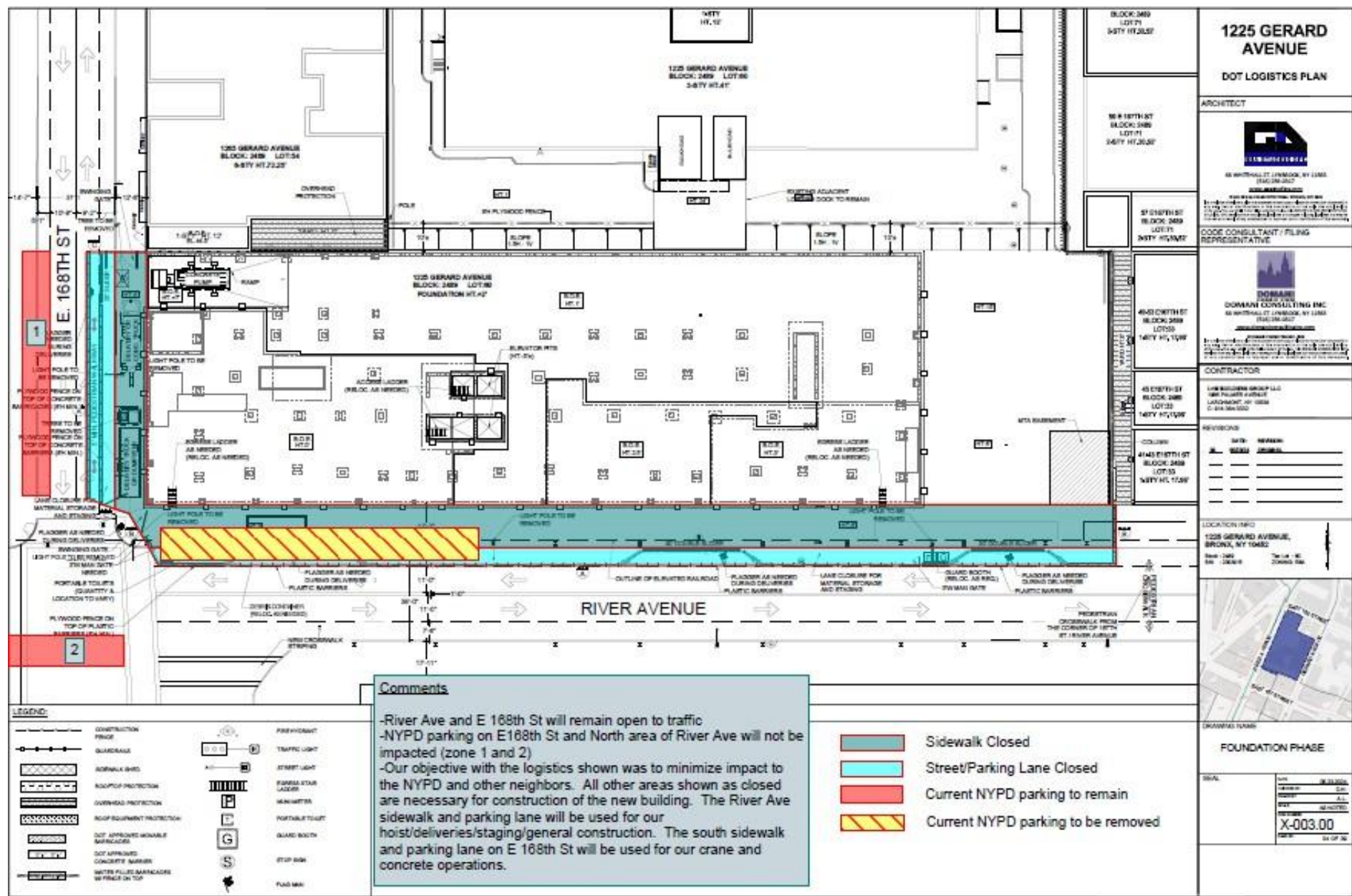
* Closing timing is subject to HDC/HPD funding resource availability



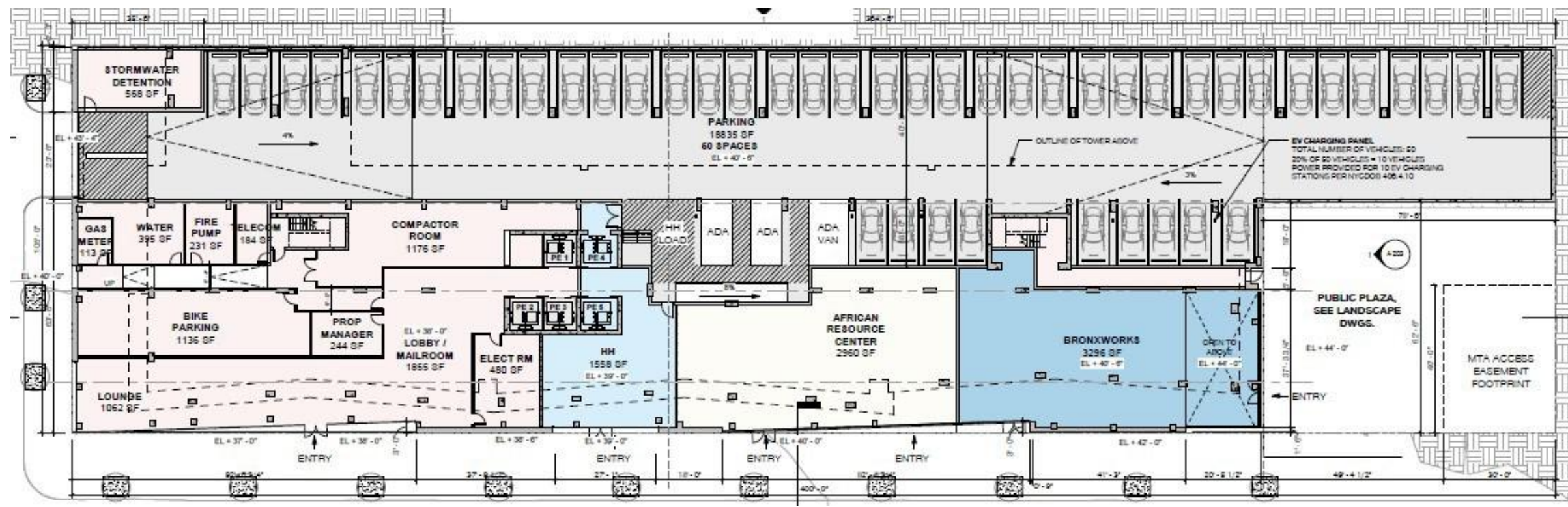
Questions?

Thank You!

Appendix



Ground Floor Plan



H+H Collaboration



- 43,000 SF expansion clinic for H+H/Gotham Health
- Continuity of care at Morrisania, the most highly utilized location in the Gotham Health network
- Collaboration with H+H's Housing for Health program to house eligible H+H patients in permanent supportive housing