

Developer/Sponsor

Fordham Bedford Housing Corporation

Units

243

Enterprise's Investment

\$3.6 million in acquisition and predevelopment financing

\$25 million in Low-Income Housing Tax Credit Equity

\$75,000 in grant funding



Description

Serviam Gardens is a newly-constructed community of affordable homes for low-income seniors in the Bedford Park neighborhood of the northwest Bronx. Located on underutilized land leased from the Ursuline Bedford Park Convent, the community provides seniors with access to essential services and an opportunity to live independently as well as in close proximity to family, friends and familiar neighborhoods.

On the inside, apartments and shared spaces feature energy-efficient windows and light fixtures, Energy Star appliances, low-flow water fixtures, bamboo flooring and other materials made from recycled content and efficient systems. Serviam Gardens is [Enterprise Green Communities](#) certified.

Outside, the rooftop and ground level landscaping were designed to help reduce environmental impact. Leading landscape design firm Robin Key Landscape Architecture, in collaboration with designNYC, created the plan for the rooftop intergenerational garden. Enterprise Rose Architectural Fellow Esther Yang provided additional landscape design support.

Developer/Sponsor

Founded in 1980 by tenants and community leaders, the [Fordham Bedford Housing Corporation](#) (Fordham Bedford) is a community-based nonprofit that provides safe, sound and affordable housing to more than 3,000 families in over 100 properties in the Northwest Bronx. Fordham Bedford, a leader in green building in New York City, is also committed to creating healthy and environmentally-friendly projects for residents and the community.

Rents

Eighty percent of the residents earn less than 50 percent of the federal low-income level. Serviam I offers housing affordable to seniors earning no more than 50 percent of HUD Program Income Limits. Serviam II provides housing for seniors earning 28 to 80 percent of area median income.

Amenities

The location of Serviam Gardens provides residents with easy access to essential services in the community, including health care, groceries and transportation. In addition, resident programs and activities encourage a healthy lifestyle. Serviam Gardens offers residents a wellness center, game room library, exercise room and gathering spaces. The 8,000-square-foot rooftop garden and 23,000 square feet of ground-level landscaping includes urban gardening and community space.