



St. James Terrace - Fordham

St. James Terrace is a nine-story, 102-unit mixed-use affordable housing development located in the Fordham neighborhood of the Bronx. Developed by Concern Housing Partners—a partnership between Duvernay + Brooks and Concern for Independent Living, selected through a competitive RFP process in 2019—the building offers a mix of studio, one-, two-, and three-bedroom apartments, along with on-site supportive services that promote independent living.

Adjacent to the historic church, the project required and received approval from the NYC Landmarks Preservation Commission in 2020. A shared courtyard connects the residences to a new community center, which replaced the former Parish Hall of the Episcopal Church of St. James Fordham. The center now hosts food security programs, after-school activities, financial wellness seminars, and other community services.

The property was ground-leased to enable the development, ensuring the Parish's long-term control of the site. In return, the Parish received a new Parish Hall, primary access to the courtyard, secondary access to the terrace, and cash proceeds, which were used to restore and renovate the landmarked church and establish an endowment.

Areas of Business

Faith Based Practice Group

Goldstein Hall's Role

For more than six years, from the project's inception to conversion, Goldstein Hall served as counsel to St. James Episcopal Church. During this time, Goldstein Hall drafted the RFP, advised the client in reviewing offers and negotiating with developers, prepared and negotiated letters of intent and exclusivity agreements. The firm also negotiated and drafted the pre-lease agreement, ground lease, master lease, development agreement, and other transactional documents.

Additionally, Goldstein Hall drafted and presented the petition for approval to the Bishop and Standing Committee, as well as an order of the Supreme Court Bronx County, as required by Religious Corporations Law Section 12 and New York Nonprofit Corporation Law Section 510 and 511. Goldstein Hall also negotiated the construction contracts for the renovation of the landmarked church, as well as the architect's agreement.