Jonathan Rose Companies and L+M Development Partners, two of the City’s most committed and experienced affordable housing developers, have joined forces with four highly respected not-for profit community partners, the YMCA, Icahn School of Medicine at Mt. Sinai, Harlem RBI/DREAM Charter School and Union Settlement, to propose the metamorphosis of nearly an entire city block into a vibrant mix of public and private open space with four existing community gardens, affordable housing for a variety of income levels, and community services for all ages.

The development team, in partnership with Handel Architects and dland Studio, submitted the winning response to the SustaiNYC Competition and were awarded the project in February 2017. Sendero Verde will be a transformative integration of buildings, open spaces and greenery containing three multi-use buildings that will provide East Harlem and its residents with vitally needed affordable housing, community resources for health and wellness, indoor and outdoor activity throughout the year and a peerless facility to educate hundreds of the community’s young people.

As required by the RFP, the buildings will be certified to Passive House standards, which provide a healthy indoor environment, while consuming a small fraction of the energy used by conventional buildings to heat, cool and ventilate.