David and Joyce Dinkins Gardens
Harlem, New York

Firm Role
Co-Developer with Harlem Congregations for Community Improvement, Inc. (HCCI)

Project Profile
New construction of 85 units of affordable housing for families and youth aging out of foster care, as well as classroom and community space

Project Team
Architect: Dattner Architects
Landscape Architect: Lee Weintraub
Contractor: Lettire Construction Corp.

Total Project Size / Budget
75,000 square feet / $19.5 million

Completion
2008

Financing Sources
NYC Housing Development Corporation (HDC) LAMP Program
NYC Housing Preservation and Development (HPD) MIRP Program
LIHTC Equity
Green Communities Grant through Enterprise
Manhattan Borough President Grant
Home Depot Foundation Grant

Selected Awards
NYC Small Business Services, Neighborhood Achievement Awards for Development, 2008

Jonathan Rose Companies and Harlem Congregations for Community Improvement (HCCI), a non-profit interfaith consortium of more than 90 different congregations, are co-developers of the first green building entirely for low-income residents in Harlem. The 7-story residential building, located at 263 West 153rd Street, is a model of green affordable housing development. Managed and owned by HCCI, the building consists of 85 apartments, 26 of which are designated for youth aging out of foster care. The remaining apartments are designated for low-income households earning less than 60% of the area median income (AMI). In addition to its residences, David and Joyce Dinkins Gardens features classroom space for the use of HCCI’s Construction Trades Academy, a training and job placement program that provides Harlem residents with access to careers in the construction industry.

Built to Enterprise Green Communities standards, David and Joyce Dinkins Gardens promotes a healthy urban and energy efficient environment for its residents. Sun shading keeps apartments cooler in the summer and maximizes sunlight in the winter. Improved indoor air quality is achieved at little additional cost by using low-VOC paints and other non-toxic materials, ventilating each unit individually. ENERGY STAR-rated appliances and light fixtures provide direct cost savings to residents.

The project restores a community garden at the site and includes a rooftop patio and landscaped garden for residents. A rainwater harvesting system funnels water from the roof into storage tanks to be used for irrigation, further reducing utility costs and storm water run-off. A portion of the roof is planted with a modular green roof system, made possible by a grant from the Home Depot Foundation and a solar panel installation, partially funded by A NYSERDA (New York State Energy Research and Development Authority) incentive program that reduces the building’s common electric bill by a approximately 13%.