



**EMPOWERING HARLEMITES
REBUILDING COMMUNITIES**

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HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT, INC.

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HCCI's DAVID & JOYCE DINKINS GARDENS TO OPEN and ASSIST YOUTH WHO HAVE AGED OUT OF FOSTER CARE *Youth Housed in Harlem's First Green Building for Low-Income Residents*

New York, NY – Harlem Congregations for Community Improvement, Inc. (HCCI) will celebrate the opening of David & Joyce Dinkins Gardens (The Dinkins), an affordable green housing development in Harlem.

Named in honor of former Mayor David N. Dinkins — New York City's only African-American Mayor — the Dinkins is Harlem's only green building developed exclusively for low-income residents. Located at 263 West 153rd Street, this \$19.2 million, 85-unit, low-income development will dedicate 26 of its studio apartments to youth who have aged out of foster care.

To serve the young tenants, HCCI has collaborated with the New York City Administration for Children's Services' (ACS) and will host a new program designed to help youth succeed in life. In collaboration with ACS, HCCI will provide youth who have aged out with: their own apartments, access to a free construction training program, services from HCCI's Career Development Center, financial literacy training and a social worker dedicated to helping them achieve independence — all located on the block with their new homes.

"The day after a young person in foster care reaches his or her 21st birthday, he or she is pushed out of the system and forced survive independently," said HCCI Board Member Dr. Joan Dawson. "HCCI's goal is to ensure that these youth -- many of whom have never had stability in their lives and were never taught basic life skills -- do not end up on the streets, lead fruitful lives, and become contributors to society."

The Dinkins will expose all of its residents to green principles through its environmentally friendly Green Grid Roofing System. This roofing system's benefits include reduced energy costs, reduced urban "heat island" effect, sound insulation, longer roof life, improved aesthetics, and storm-water management. Rainwater harvested from the roofs will be used to irrigate the property's landscaping and

- more -

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community garden, and to clean the front sidewalks of the building. Other notable green features include sun shading and an innovative in-plank ventilation system.

“HCCI is extremely proud to build an affordable *green* housing development honoring our first African American Mayor, David Dinkins and his wife, Joyce Dinkins. In addition to honoring these heroes, this project demonstrates how we can creatively address issues of environment and sustainability,” said Lucille McEwen, President and CEO of HCCI. “Our partnerships with the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), Enterprise, JP Morgan Chase Bank, the Borough President’s Office, developer Jonathan Rose Companies and the Home Depot Foundation have enabled us to build housing that is both environment-friendly and affordable. Our partnership with ACS will assure that our young residents get the assistance necessary to lead productive lives.”

The Dinkins will serve as a model for the development and construction of new affordable housing, integrating sustainability and affordability. This will be a critical development for providing affordable housing for families and individuals earning less than \$42,542 annually in a high-cost housing market. To maximize affordability, the City sold the land for the development for a nominal fee of seven dollars.

Construction of the building was financed with \$14.5 million in bond proceeds and direct subsidy, with \$7.2 million remaining in a low-interest permanent mortgage from the New York City Housing Development Corporation (HDC), the nation’s number one issuer of multi-family affordable housing bonds. “HDC is committed to financing developments that further the goals of the Mayor’s environmental sustainability plan. Additionally, we’re proud to be associated with a project that provides affordable housing opportunities and promotes green workforce development opportunities for Harlem’s youth.” said Marc Jahr, president of HDC.

HPD’s Mixed Income Rental Program contributed \$2.6 million in essential gap financing and a \$50,000 grant from the Home Depot Foundation will support installation of the Green Grid roofing system. In addition, former Manhattan Borough President C. Virginia Fields provided a \$500,000 grant to benefit the Construction Trades Academy (CTA) to be housed in the Dinkins. The CTA provides local residents with skills in the construction trades and building maintenance industries.

“Today we celebrate the opening of a new affordable Harlem development that will partner sustainability and affordability, making ‘green’ building elements, such as green roofs and rainwater harvesting, accessible to low-income families and young people,” said HPD Commissioner Shaun Donovan. “The Bloomberg Administration is committed to creating more opportunities to build affordable housing in Upper Manhattan so low income families can benefit from the area’s revitalization. The David and Joyce Dinkins Gardens is part of the Mayor’s plan to build and preserve 165,000 units of affordable housing for 500,000 New Yorkers over ten years, enough housing for the entire population of Atlanta.”

“Dinkins Gardens is the new model for affordable housing,” said Jonathan Rose of Jonathan Rose Companies, co-developer of the project. “Green projects like these are tremendous investments in the future of the community. By integrating social services, job training, affordable housing, green design and quality architecture, we’re modeling what the future of affordable housing in Harlem and New York – in fact, cities nationwide – can be. We’re proud of our partnership with HCCI and of our successful collaboration with HDC, HPD, Enterprise, and all of our other team members who worked with us to realize our vision.”

“The Home Depot Foundation is committed to supporting the development of secure and dependable homes that are affordable to own over the long-term,” said Kelly Caffarelli, president of The Home Depot Foundation. “By incorporating the green roof and other energy and water saving building practices, HCCI is providing healthy and affordable homes for the future residents of this community; we are proud to be among its supporters.”

Enterprise, a leading non-profit provider of affordable housing nationwide and New York City, also provided \$8.5 million in tax credit equity, in addition to a \$50,000 grant through its Green Communities program, a \$555 million initiative to build environmentally friendly affordable housing nationwide. Enterprise also sponsored an architect from its prestigious Frederick P. Rose Architectural Fellowship program, Vanburn (Andy) Brooks, to work with HCCI. The Rose Fellowship program is designed to promote the value of quality design and green building in affordable housing and encourages architects to become lifelong leaders in public service and community development.

“Green affordable housing is important for low-income residents, who suffer disproportionately from high energy costs and environment-related health issues, such as asthma and high blood lead levels. And of course, it benefits the environment as a whole,” said Abby Jo Sigal, Vice President and Director of Enterprise New York. “Enterprise’s investment in the David & Joyce Dinkins Gardens will help to ensure access to affordable housing while promoting a healthy, environmentally friendly and vibrant community. We are particularly proud to contribute to a project that will provide young people leaving the foster care system with the opportunity to turn their dreams into reality.”

"Bringing green construction to Harlem, providing beautiful new homes for low-income New Yorkers, and helping young people aging out of foster care get a strong start as they take on the responsibilities of adulthood. I can't think of a more fitting tribute to David and Joyce Dinkins," said Manhattan Borough President Scott Stringer.

Harlem Congregations for Community Improvement, Inc.

HCCI is a diverse, interfaith consortium of more than 90 congregations, established to revitalize the physical, economic, cultural, and spiritual conditions of the Harlem community. HCCI has made a substantial impact on the social and living conditions prevalent in Harlem by developing low to moderate income housing; creating supportive health and human service facilities and programs; providing commercial development opportunities to local businesses; and expanding cultural programs. For more information about HCCI visit our website at <http://www.hcci.org>

About Enterprise

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$8 billion in equity, grants and loans to help build or preserve 225,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Enterprise New York has been working to revitalize low-income communities across New York City since 1987. In that time, Enterprise New York has housed nearly 80,000 men, women, and children, developed more than 26,000 affordable homes, and committed \$1.7 billion in equity, grants, and loans to community development projects across the city. Visit www.enterprisecommunity.org to learn more about Enterprise’s efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

The New York City Housing Development Corporation

The New York City Housing Development Corporation (HDC) is the nation's number one issuer of bonds for multi-family affordable housing. Established as a public benefit corporation by the State of New York in 1971, HDC is responsible for financing the creation and preservation of affordable housing in New York City. The financing provided by HDC is in the form of low-cost mortgages made through the sale of tax-exempt and taxable bonds. These mortgages are provided to developers for the construction and preservation of affordable housing. In addition, using its corporate reserves, HDC provides below market interest rate second mortgages helping to make its bond financed projects even more affordable to the City's residents.

NYC Department of Housing Preservation & Development

The New York City Department of Housing Preservation and Development's (HPD) mission is to promote quality housing and viable neighborhoods for New Yorkers. The department is the nation's largest municipal housing development agency and is implementing Mayor Bloomberg's New Housing Marketplace Plan to build and preserve 165,000 units of affordable housing over ten years. The New Housing Marketplace Plan is the largest municipal affordable housing effort in the nation's history. As part of Mayor Bloomberg's PlaNYC, HPD is working to create homes for almost a million more New Yorkers by 2030, while making housing more affordable and sustainable. HPD also encourages the preservation of affordable housing through education, outreach, loan programs and enforcement of housing quality standards. To request a Homeownership Kit or for information about affordable rental housing, call 311 or log on to www.nyc.gov/hpd or for more info visit www.hcci.org