Enterprise

Photos: *Christopher Hauserman*

2015 Green Communities Criteria
The Atrium at Sumner, Brooklyn NY

Enterprise Green Communities is the only national green building program designed specifically for and with the affordable housing sector. Green building practices lead to efficient, comfortable, and resilient affordable homes, and promote equitable development by giving residents a voice in the design and development of their communities.

FULFILLING A NEED FOR SENIOR HOUSING

- Over the past decade, the number of homeless single-adult seniors in New York City has doubled, a trend projected to continue over the next 10 years. This surge is driven in large part by the affordability crisis, which disproportionately affects individuals over the age of 65 due to the limited availability of affordable housing specifically reserved for older adults.
- The Atrium at Sumner's 189 studio and one-bedroom units are dedicated for seniors; 132 are available for seniors earning below 50% AMI and 57 units are reserved for seniors who had formerly experienced homelessness.
- Designed by architectural firm Studio Libeskind, the Atrium rehabilitates underutilized land on the New York City Housing Authority's (NYCHA) Sumner Houses campus. As part of this partnership, 33 of the units give preference to current NYCHA residents relocating from other NYCHA properties.
- The building includes an on-site Program of All-Inclusive Care for the Elderly (PACE) center, offering qualified seniors comprehensive medical and social services. Additionally, Selfhelp provides tailored social services, including intensive support for formerly homeless residents.

HEALTHY INDOOR AIR QUALITY THROUGH MATERIAL CHOICES

- The material choices and interior finishes used in the project help to protect seniors while they age, particularly those who may have respiratory or other chronic health issues.
- Indoor air quality can significantly impact the health of older adults, often worsening existing health conditions. The Atrium at Sumner uses Asthmagen-free and low-VOC materials to create a healthy, non-reactive living environment.

"I wanted to create a place that felt like home to the residents. I hope this project serves as a powerful example of how good design can have a positive impact on society."

Daniel Libeskind,
Founder and Principal Architect, Studio Libeskind

EMBEDDING CLIMATE RESILIENCY AGAINST EXTREME WEATHER EVENTS

- Extreme heat is a serious threat, especially to older adults and people with underlying health conditions. By utilizing the framework of the 2015 Enterprise Green Communities Criteria, the Atrium at Sumner creates a healthy and heat-resilient environment through intentional heat mitigation strategies.
- The use of reflective roof coatings, efficient envelope systems, and emergency backups help keep homes at a stable indoor temperature during power outages (a strategy known as passive survivability), while also reducing energy use by 60–70%, resulting in significantly lower utility bills.
- The all-electric, high-efficiency heating and cooling systems reduce the strain on HVAC systems and the grid, making an outage less likely.
- A highly efficient envelope system allows the building to maintain cooler indoor temperatures, even during extreme heat events. By sealing the envelope to Passive House standards, temperature changes indoors are delayed for hours, compared to just minutes in a traditional building. This ensures older residents stay cooler for longer in the event of an emergency.

- **Green Communities Points:** 71 (40 min required)
- **Project Type:** New Construction
- **Construction Cost:** $120,000,000
- **Year Completed:** 2023
- **Size:** 130,000 SF
- **AMI:** 189 units including 57 units 0-30% AMI and 132 units 31-50% AMI
- **Property Developer:** Urban Builders Collaborative, Selfhelp Realty Group, Riseboro Community Partnership
- **Architect:** Studio Libeskind
- **Green Building Consultants:** Steven Winter Associates, Bright Power
- **Syndicator:** New York City Housing Authority (NYCHA), New York City Department of Housing Preservation and Development (HPD), New York City Housing Development Corporation (HDC)

OPTIONAL GREEN COMMUNITIES CRITERIA ACHIEVED

1.3a Resilient Communities: Design for Resilience	6.11 Reduced Heat-Island Effect: Roofing
3.6 Surface Stormwater Management	4.2 Advanced Water Conservation
5.1b Building Performance Standard	5.2a Additional Reductions in Energy Use
6.5 Certified, Salvaged and Engineered Wood Products	6.10 Asthmagen-free Materials

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