

David & Joyce Dinkins Gardens

Harlem, New York City



Developer Harlem Congregations for Community Improvement (HCCI), Inc. with Jonathan Rose Companies as Co-Developer

Total Units 85

Description The David & Joyce Dinkins Gardens, named in honor of former Mayor David N. Dinkins and his wife, will be a green building that includes homes for families earning less than 60 percent of the Area Median Income and youth aging out of foster care. It will consist of 28 studio, 24 one-bedroom and 33 two-bedroom apartments. It will also include a 2,500-square-foot community facility to house Harlem Congregations for Community Improvement's Construction Trades Academy, a program that provides local residents with skills in the construction trades and building maintenance industries. Built on formerly city-owned property in Harlem's Bradhurst neighborhood, the building is designed to meet the community's critical social and environmental needs. The affordable housing and community space are key elements in the nearly 20-year-old Bradhurst plan, a blueprint for revitalizing this 32-square-blocks of north central Harlem.

A Green Advantage The project incorporates green building innovations and materials such as:

- Using non-toxic and recycled material in construction
- EnergyStar-rated appliances and light fixtures
- A green roof with a rainwater harvesting system to be used to irrigate a community garden that will also be an outdoor classroom
- Permeable paving
- Natural day lighting
- Sun shading on the south-facing exposure
- Energy-efficient lighting



Financing

New York City Housing Development Corporation	Tax Exempt Bond Proceeds	\$2,470,000
New York City Housing Development Corporation	Second Mortgage	\$4,675,000
New York City Department of Housing Preservation and Development Mixed-Income Rental Program	Tax Credit Equity	\$8,486,000
Manhattan Borough President Grant		\$500,000
Deferred Developer's Fee		\$501,602
General Partner Capital		\$300,000
Enterprise Green Communities Grant		\$50,000
Home Depot Foundation Grant		\$50,000
Total Development Cost		\$19,623,481

Rent Fifty-five of the homes created will be rented to families earning less than 60 percent of the Area Median Income, with 3 apartments rented to families earning less than 50 percent of the Area Median Income. The twenty-six remaining units will be for young people aging out of foster care.

Amenities

The site is in a dense urban location on northern edge of central Harlem, approximately three blocks from a subway stop and about 20 blocks from a regional commuter train stop. Frederick Douglass Boulevard, one block away, is a major traffic thoroughfare and contains a variety of storefront retail shops within a half-mile of the project. In addition to the roof terrace and backyard garden that are an integral component of David & Joyce Dinkins Gardens, residents are also a short walk away from Jackie Robinson Park.

Social Services

The project's 2,500-square-foot community facility will house classrooms and offices for HCCI's Construction Trades Academy. In addition to this job training program, an onsite case manager will work with the project's young people transitioning out of foster care to develop individual educational and career plans.

Developers

Harlem Congregations for Community Improvement, Inc. is a diverse interfaith consortium of more than 90 congregations established to revitalize the physical, economic, cultural and spiritual elements 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.

Jonathan Rose Companies LLC is a network of community and land-use planning and development firms that collaborate with cities, towns and nonprofit organizations to plan and develop environmentally responsible projects.

Architects

The project was designed by Dattner Architects, a New York City firm founded in 1964. The firm's work includes award-winning projects for nonprofit organizations, public agencies and institutional clients, with a focus on sustainable design.



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 more than \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com 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.

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