Intervale Green

Bronx, New York

Developer/Sponsor  Women’s Housing and Economic Development Corporation (WHEDCO)

Units  128

Description  Thirty years after President Carter’s famous visit to the Bronx, the intersection of Intervale Avenue and Louis Nine Boulevard – which looked like a bombed-out war zone at the time – has become a homestead for low-income and formerly homeless families.

Intervale Green offers healthy, beautiful, low-cost rental homes to approximately 400 people, one-third of whom move in directly from homeless shelters. It is the largest affordable, multifamily high-rise building in the United States that is Energy Star-certified. There are two green roofs, a private backyard where children can play, an entry courtyard and a prominent public garden with signature sculptures by a Bronx artist. The design of Intervale Green recalls historic Bronx buildings, while at the same time incorporating 21st century features like high-speed Internet and the latest in green building technologies.

A Green Advantage  Intervale Green is built from nontoxic materials to help keep the air cleaner in its neighborhood, which has one of the highest asthma rates in New York. The building is also expected to use 33 percent less energy than a standard building, freeing up precious utility funds for residents. Other green features include:

- Energy Star lighting fixtures and appliances
- Large double-paned, low-e, argon-filled windows
- Tight air sealing and maximum insulation
- Low-VOC paints, sealants and caulks
- Skyblend-filled kitchen countertops with slate finish
- Recycled vinyl strip flooring
- Two green roofs, a large portion of which is accessible to residents
- 35 new street trees and a half acre of new vegetation

Rents  All of Intervale Green’s apartments are rented to people earning below 60 percent of the Area Median Income (AMI). In 2008, the AMI for a family of four in metropolitan New York City was $72,800. A three-bedroom apartment at Intervale Green rents for $1,089, with one-bedroom and two-bedroom homes also available.

Project Financing

- New York City Housing Development Corporation  $6,055,000
- HDC Second Mortgage  $7,040,000
- New York City Department of Housing Preservation and Development  $4,751,330
- Tax Credit Equity  $16,807,105
- New York City Council and Bronx Borough President  $2,155,440
- NYSERDA Pilot Program  $422,403
- Home Depot Foundation  $25,000
- Enterprise Green Communities Grant  $36,000
- Deferred Developer’s Fee  $1,747,537
- Bronx Initiative for Energy and the Environment  $125,000

Total Development Costs  $39,164,815
**Amenities**  WHEDCO will provide every family with a free computer and every apartment with low-cost, high-speed Internet access. Outside, the building has a spacious backyard for residents and their children, a private courtyard and a sculpture garden featuring the work of a local sculptor. A vegetable garden is planned for a portion of the resident-accessible green roof. Laundry facilities are located on every floor, and front desk security is on duty 24 hours a day. Intervale Green is one block from the subway, and four blocks from Crotona Park. There are also four commercial storefronts on the main level.

**Social Services**  WHEDCO sponsors home-based childcare micro-enterprises, leases its fully licensed commercial kitchen to emerging food companies, runs a Head Start center and operates after-school and summer camp programs that are available to Intervale Green residents.

**Developer**  Founded in 1991, WHEDCO works with Bronx families who struggle with the multiple challenges presented by poverty, and aspire to have a healthy, financially stable future. WHEDCO offers interconnected, innovative and high quality solutions, including the building of healthy energy-smart affordable homes.

**Architect**  Edelman, Sultan, Knox, Wood/Architects LLP

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