

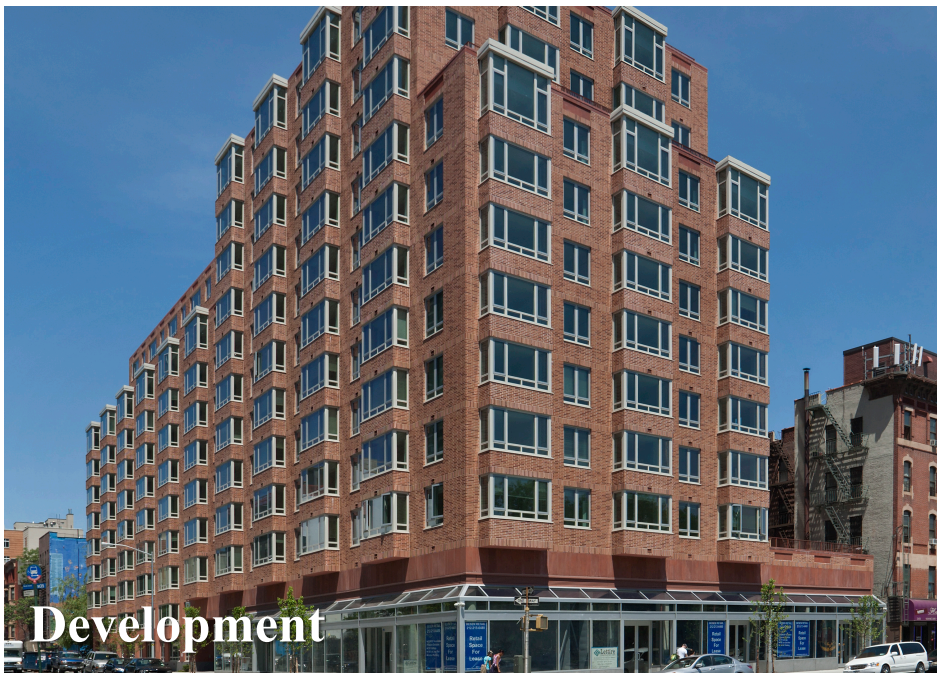
Jonathan Rose Companies



Reimagining the Metropolis

October 28, 2010

Jonathan Rose Companies, LLC



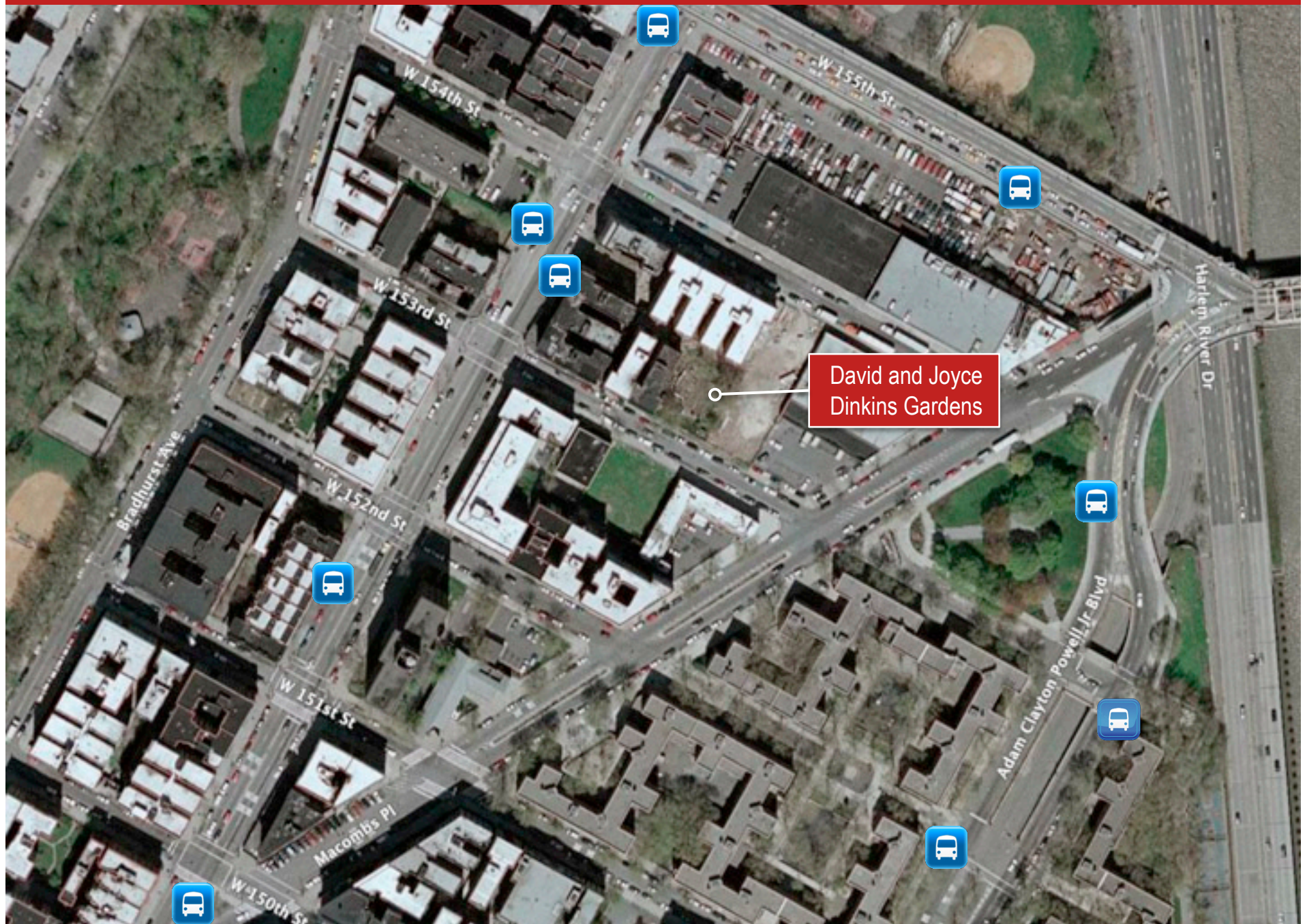


David and Joyce Dinkins Gardens

David and Joyce Dinkins Gardens

Neighborhood Context









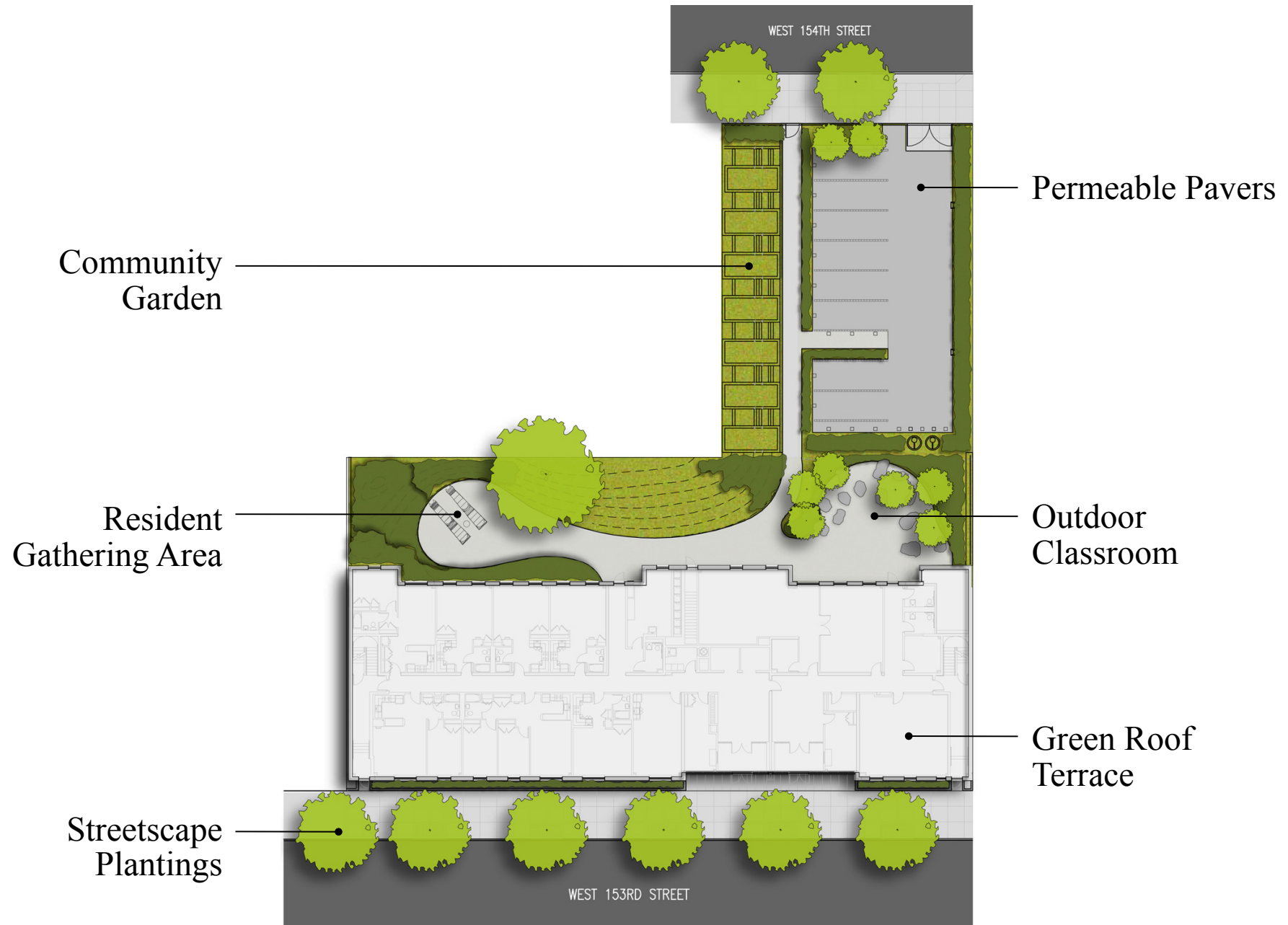


PERMANENT FUNDING SOURCES:

| | |
|---|---------------------|
| • NYC Department of Housing Preservation and Development (HPD) | |
| • Mixed-Income Rental Program (MIRP) – 1.25% Interest Only Loan | \$2,590,879 |
| • NYC Reso A Funds (Community Center) – Grant | \$500,000 |
| • NYC Housing Development Corporation (HDC) | |
| • Tax Exempt Bond Proceeds (4.473%) | \$2,470,000 |
| • HDC Second Mortgage - 1.25% Interest Only Loan | \$4,675,000 |
| • Permanent Credit Enhancement | |
| • Enterprise Community Investment, Inc. - 4% Tax Credit Equity | \$8,486,000 |
| • Deferred Developer's Fee | \$501,602 |
| • GP Capital (Acquisition) | \$300,000 |
| • TOTAL SOURCES | \$19,523,481 |

ADDITIONAL GREEN SOURCES

| | |
|---|----------|
| • Home Depot Foundation Affordable Housing, Built Responsibly Grant | \$50,000 |
| • Enterprise Green Communities Grant | \$50,000 |



David and Joyce Dinkins Gardens

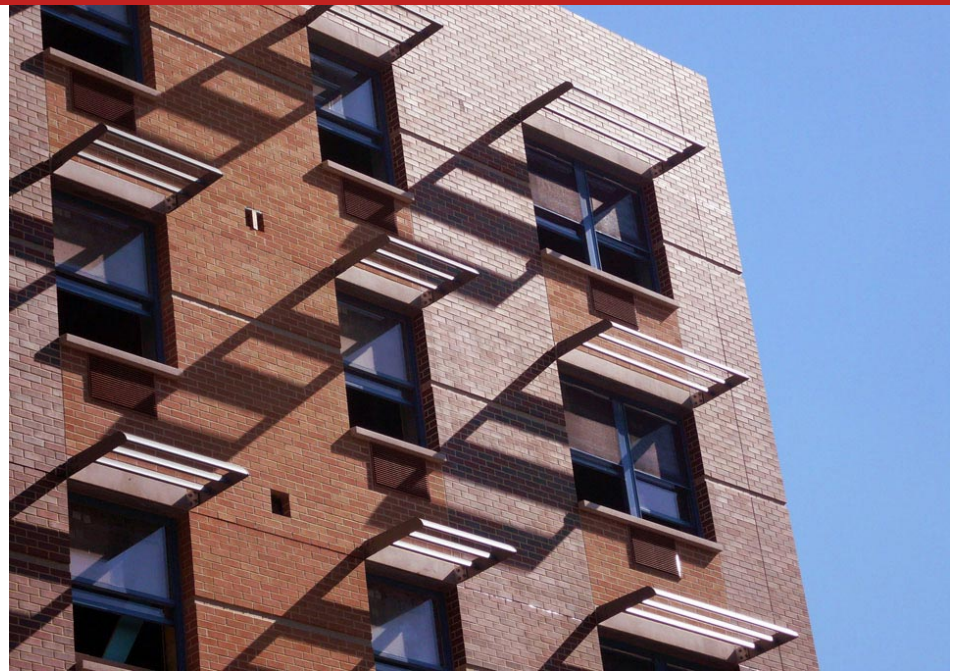
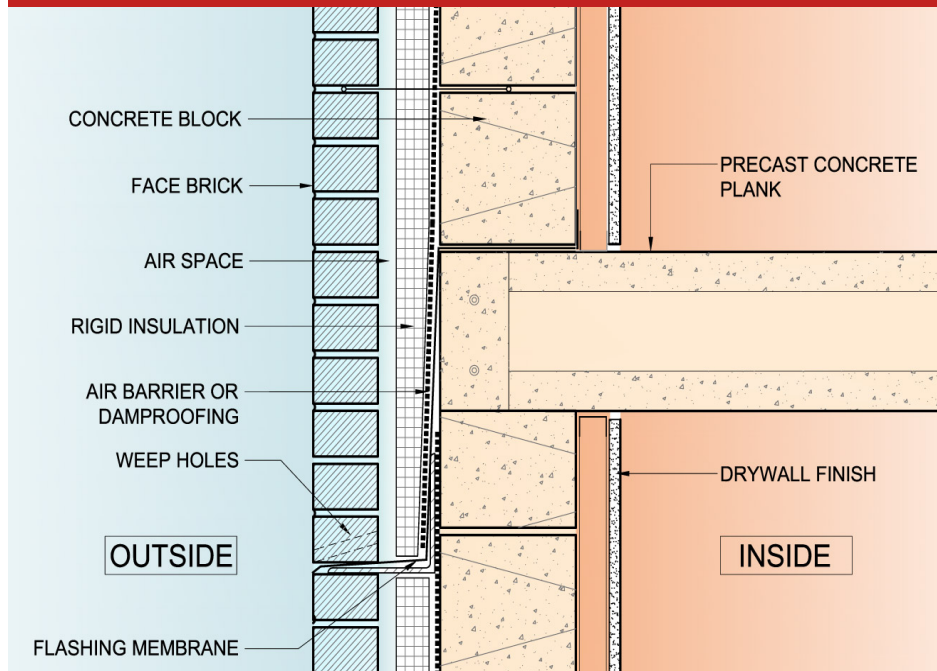


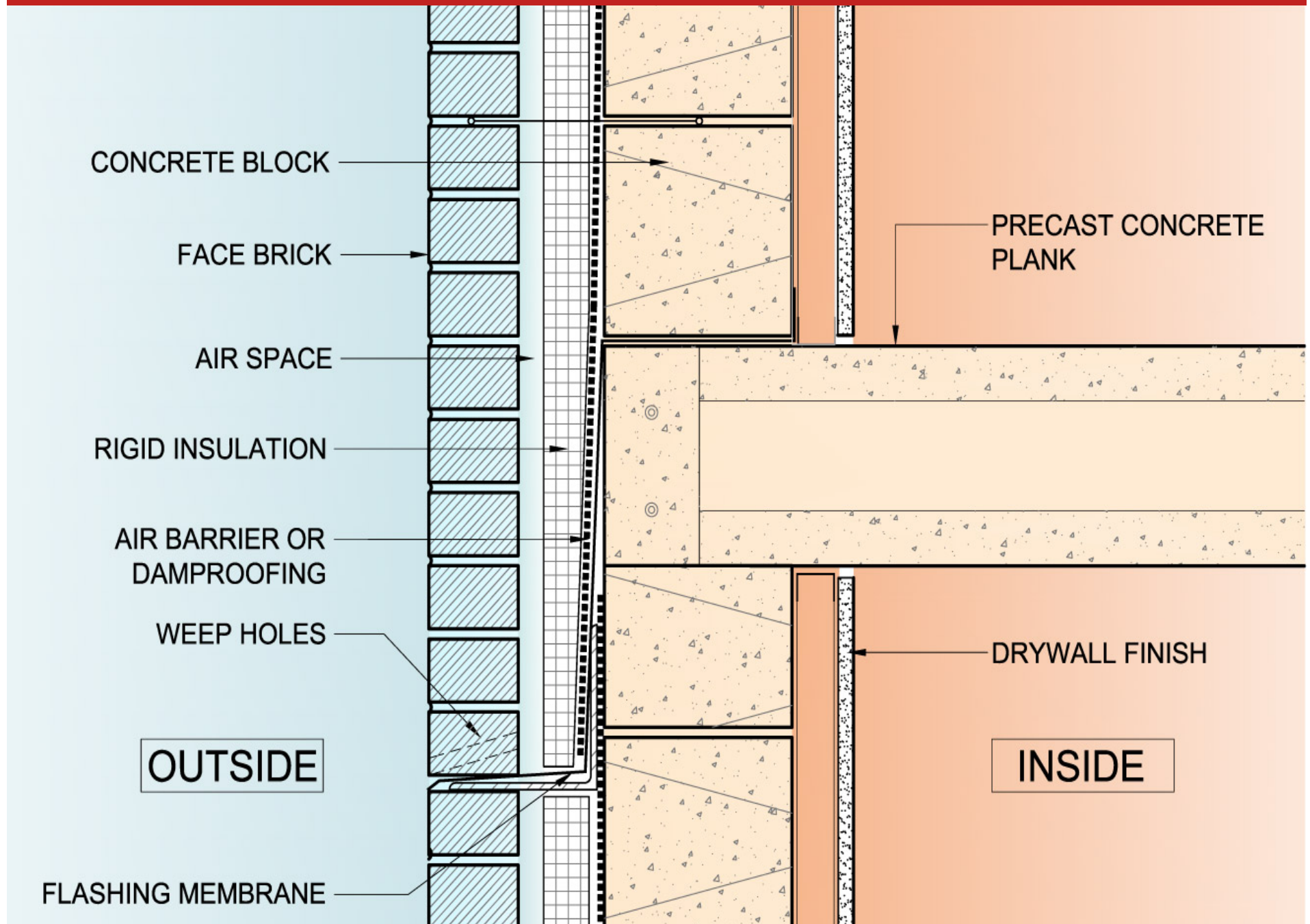
Site Design/Landscape

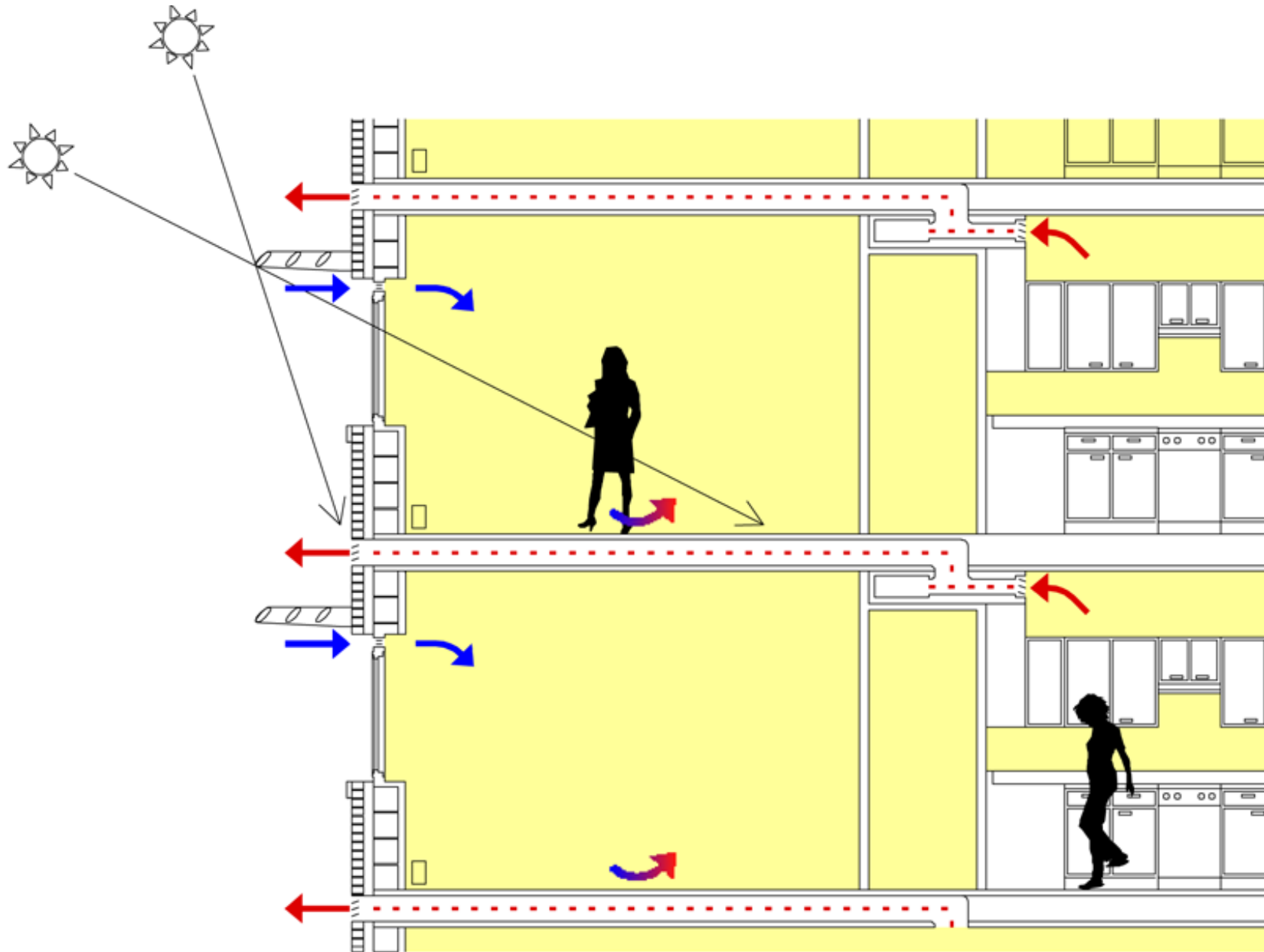


David and Joyce Dinkins Gardens

Building Envelope









- Unitized apartment ventilation system to isolate air supply and exhaust for each apartment.

- Energy Star light fixtures and appliances

High efficiency boiler located on roof enhances efficiency

Rainwater harvesting

Brick cavity wall with high performance insulation

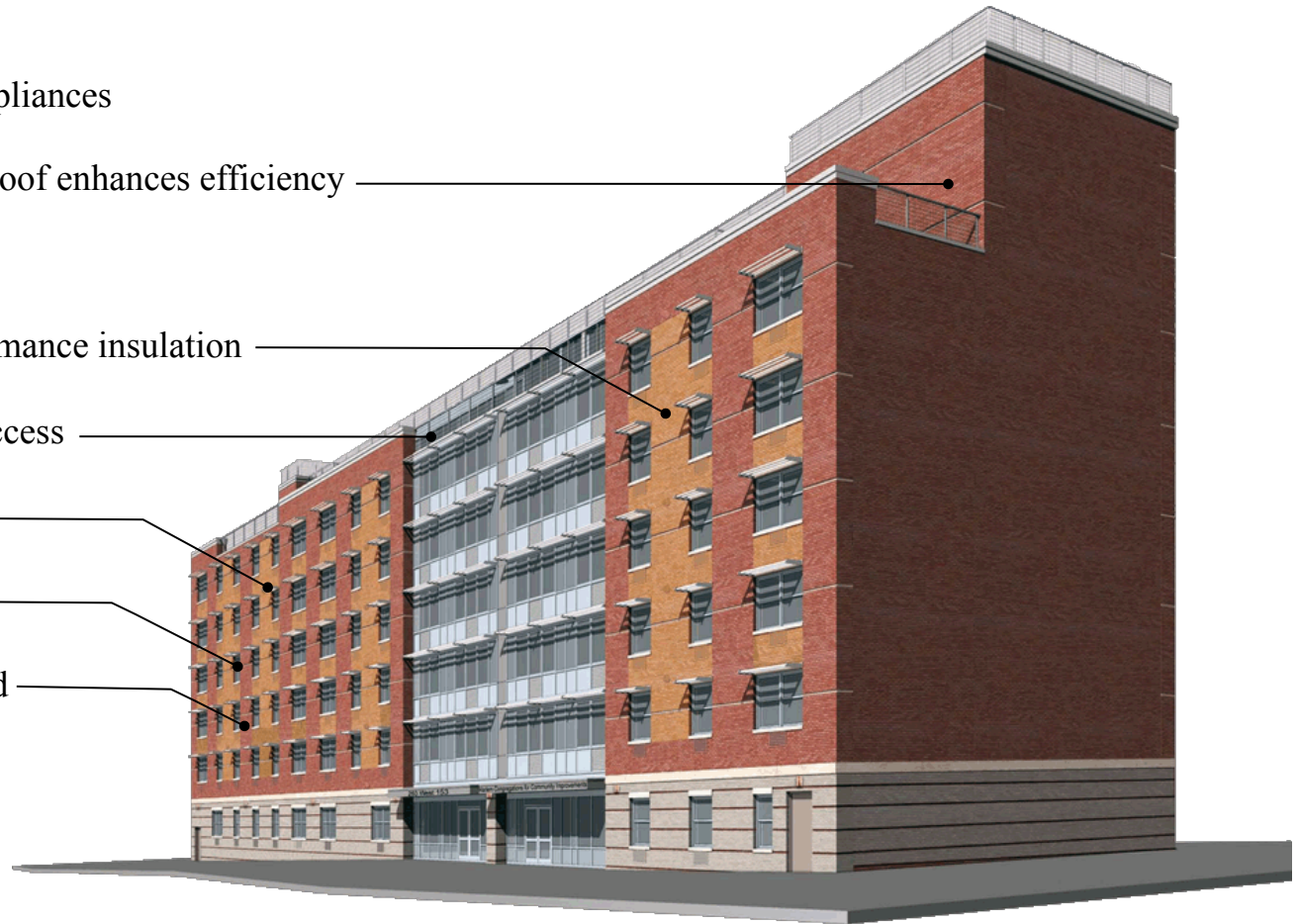
Green roof terrace with resident access

Sunshades at south exposure

High performance windows

Extensive use of natural, green and recycled materials

- Previously built urban site
- Proximity to mass transit
- Community facility fosters neighborhood involvement
- Community gardens





David and Joyce Dinkins Gardens



Material/Finishes/Fixtures







David and Joyce Dinkins Gardens



Rainwater Harvesting



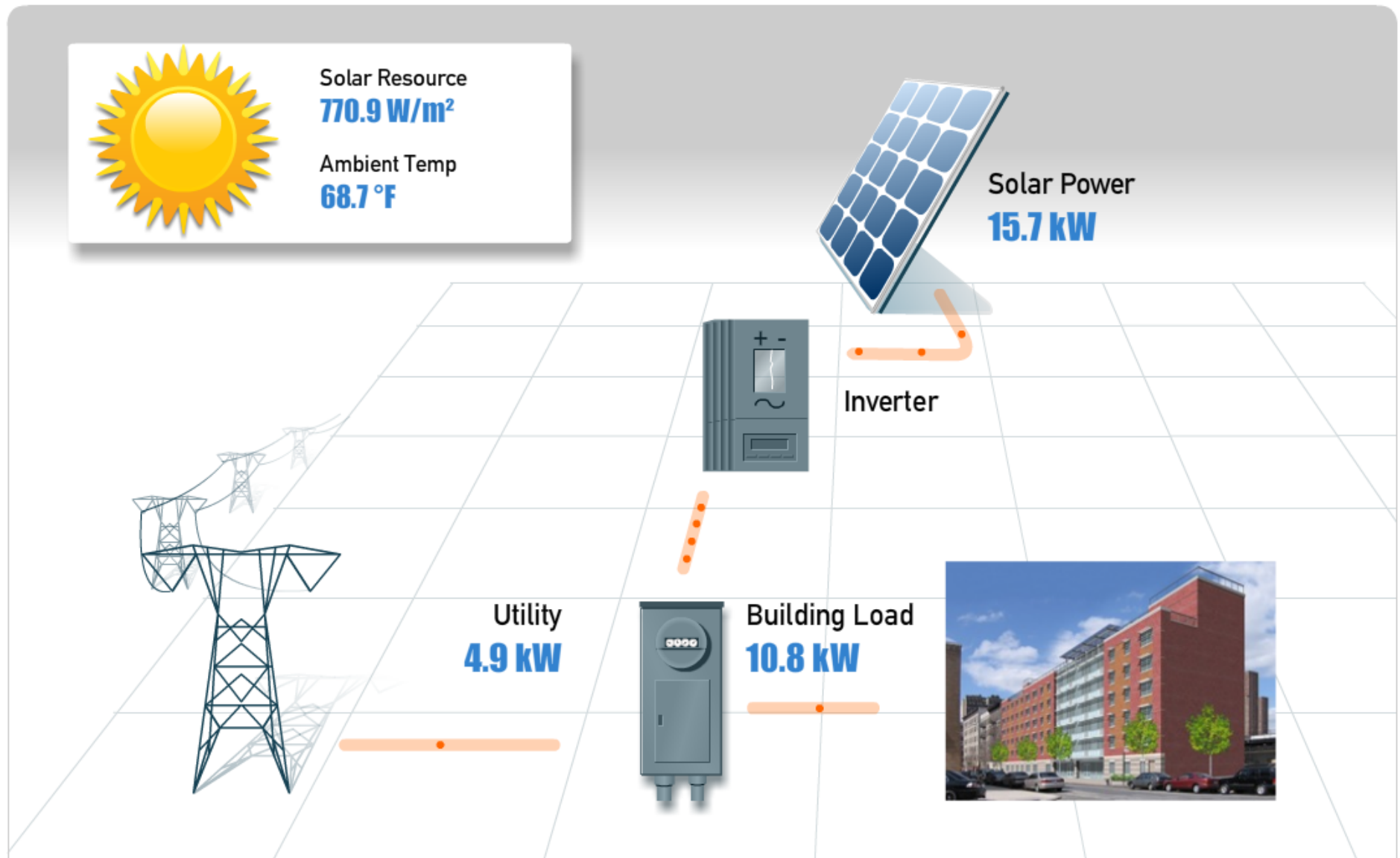
David and Joyce Dinkins Gardens



Solar Array



Real-time Power System Schematic



David and Joyce Dinkins Gardens



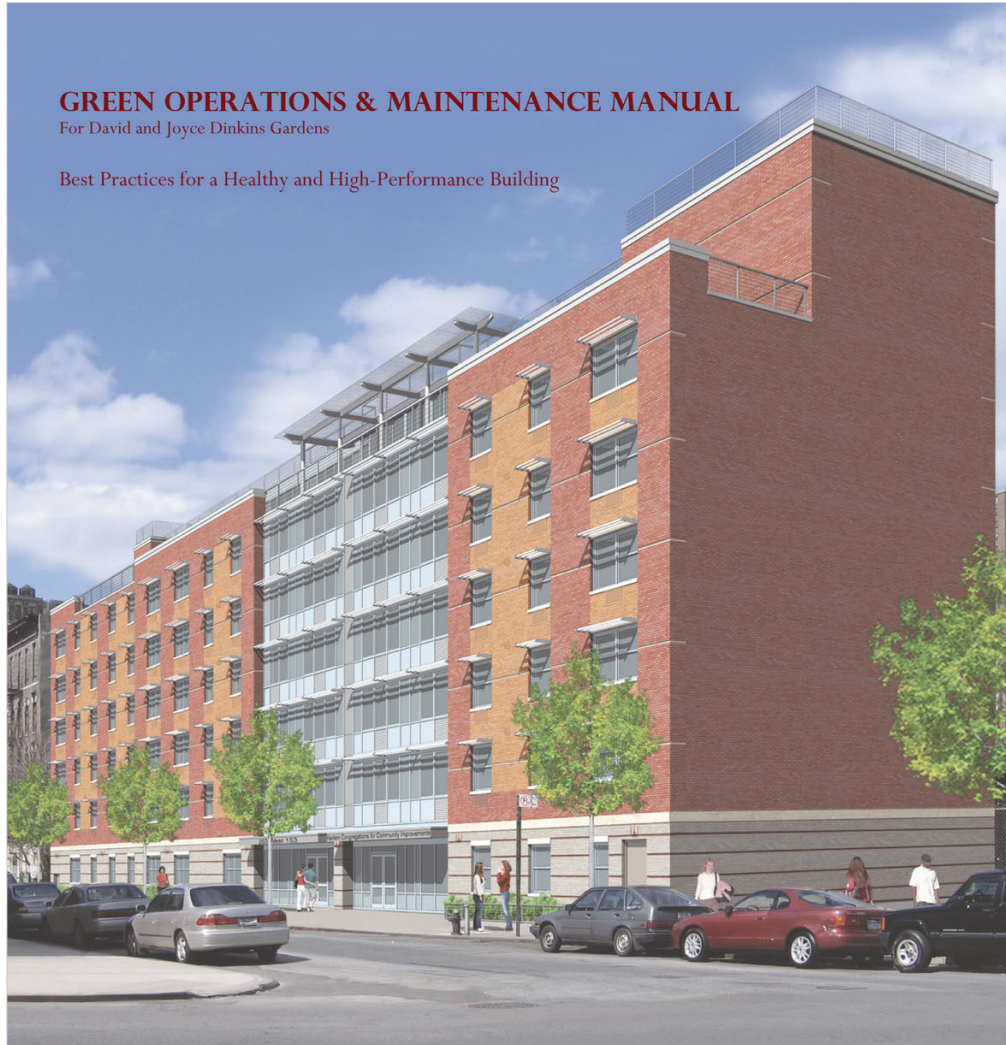
Youth Trades Academy



GREEN OPERATIONS & MAINTENANCE MANUAL

For David and Joyce Dinkins Gardens

Best Practices for a Healthy and High-Performance Building



This document was prepared by Jonathan Rose Companies and Harlem Congregations for Community Improvement on behalf of Enterprise Community Partners, for the David and Joyce Dinkins Gardens residence in Harlem.

March 31, 2008



NEW HOUSING NEW YORK

Announcing a request for proposals to design and build **INNOVATIVE, SUSTAINABLE, and AFFORDABLE** housing in the South Bronx.



New Housing
New York



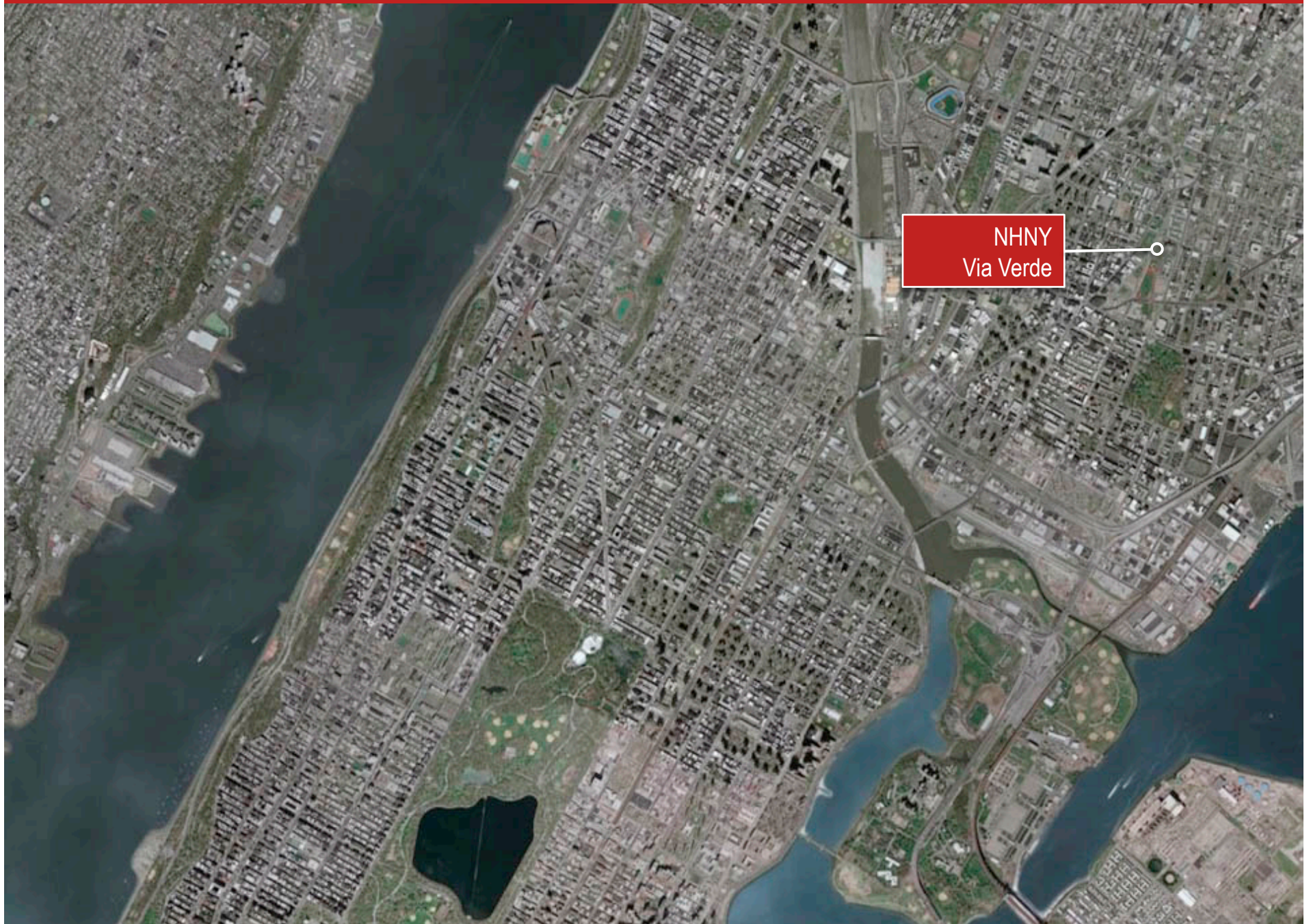
New York City Department
of Housing Preservation
and Development



American Institute of Architects
New York chapter

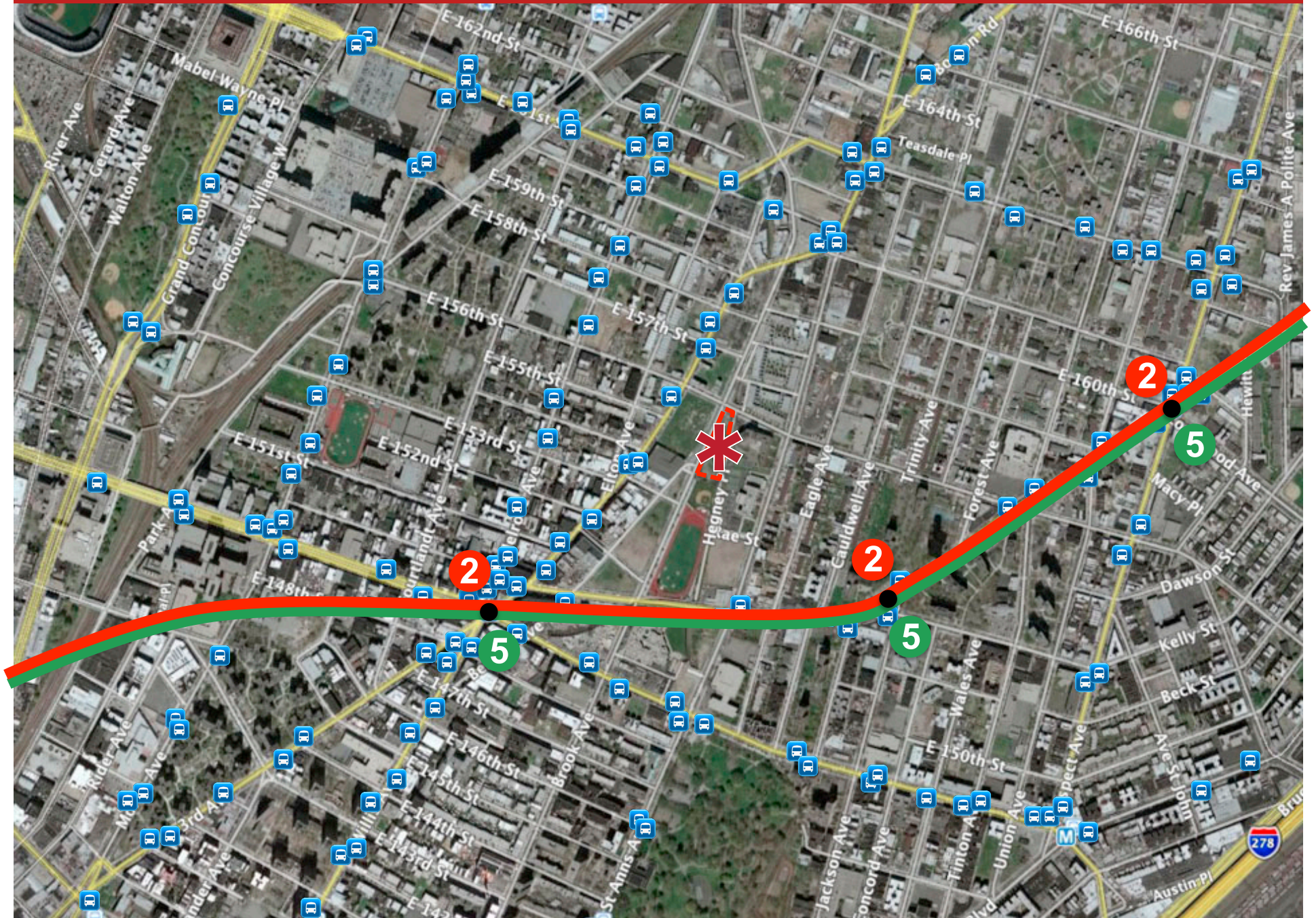


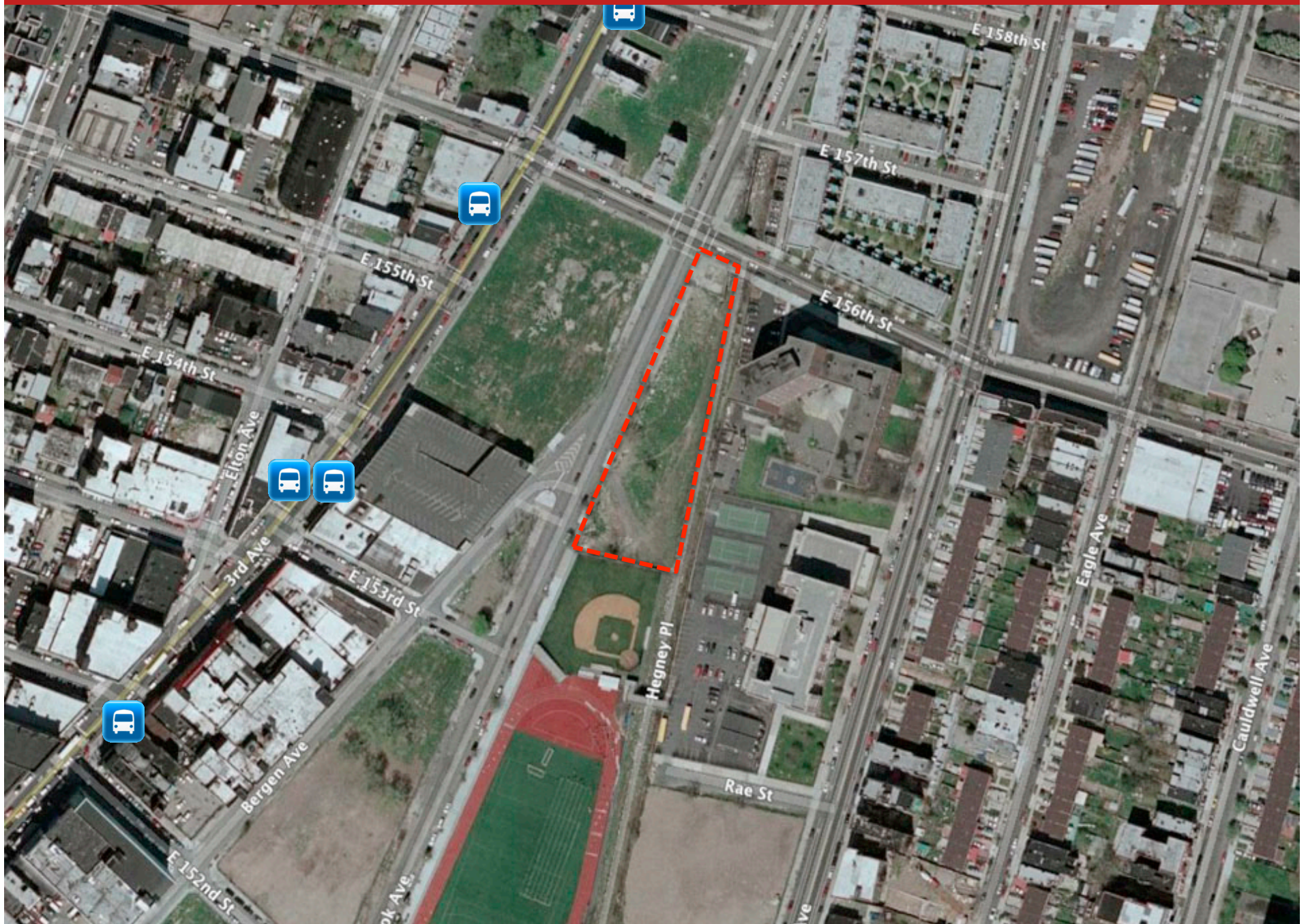
NYSERDA
New York State
Energy Research
and Development



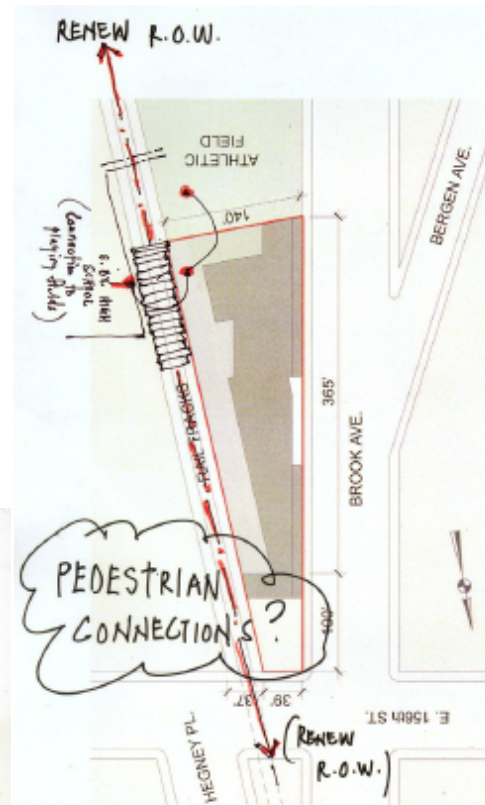
Via Verde – The Green Way

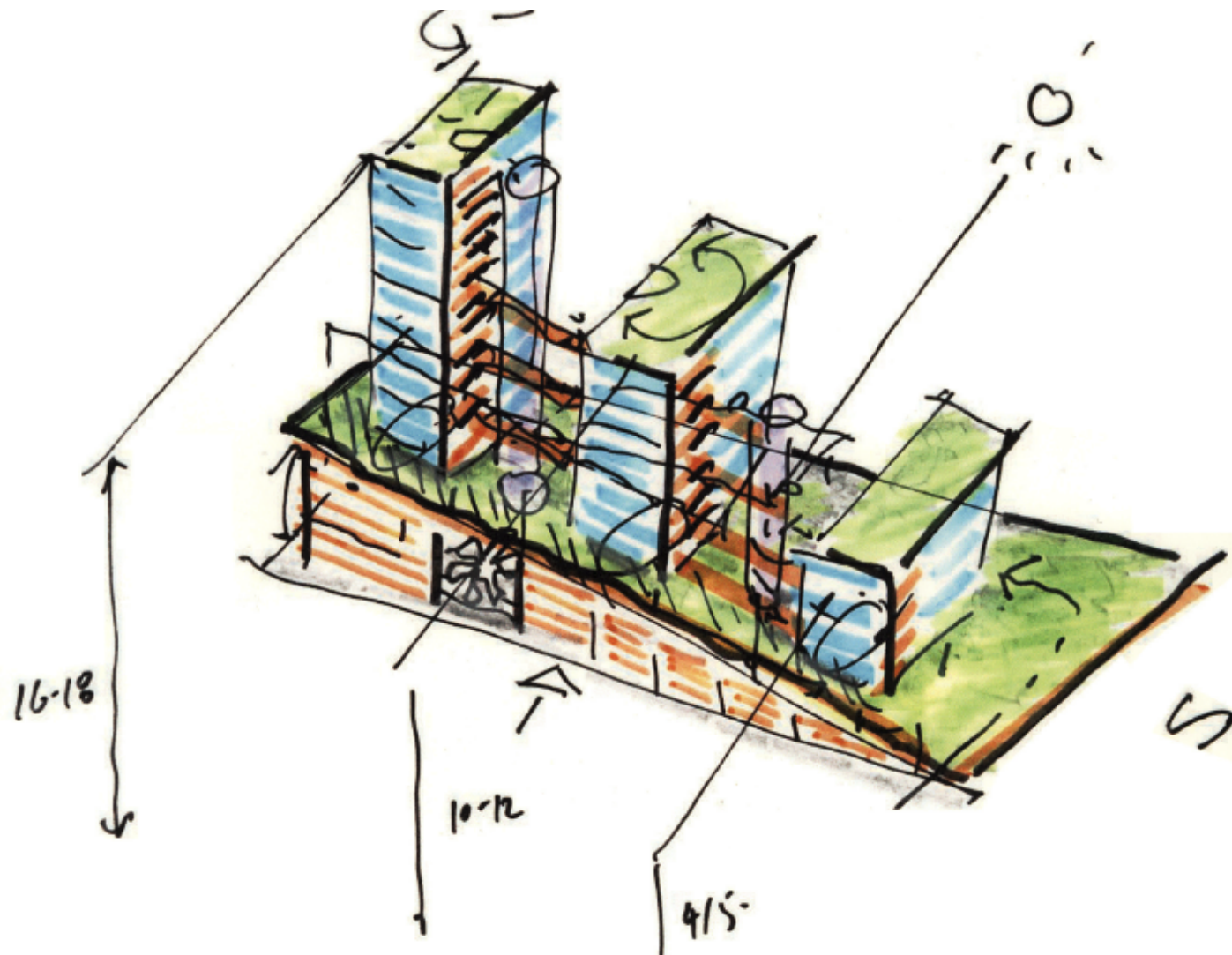
Neighborhood Context

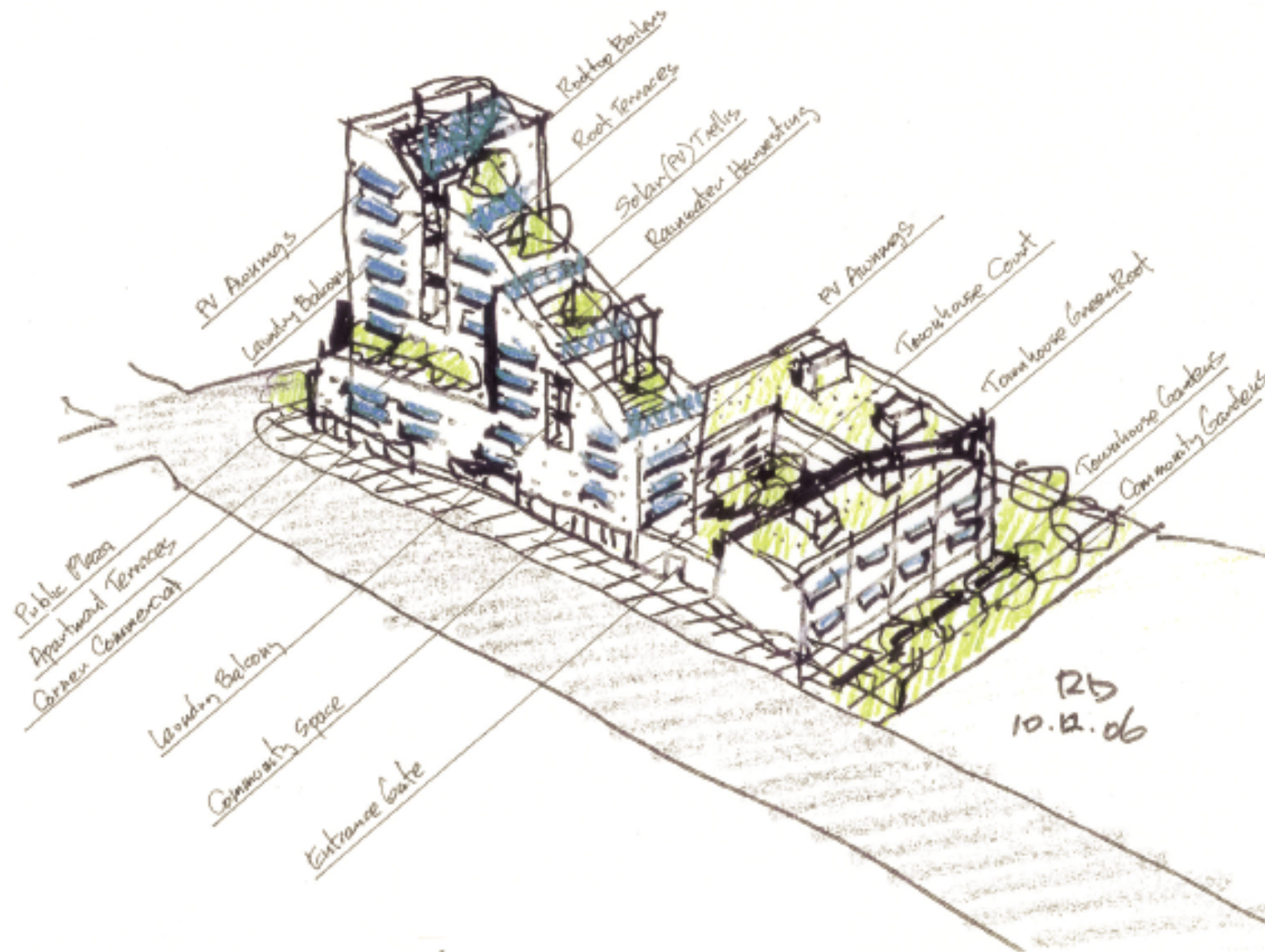


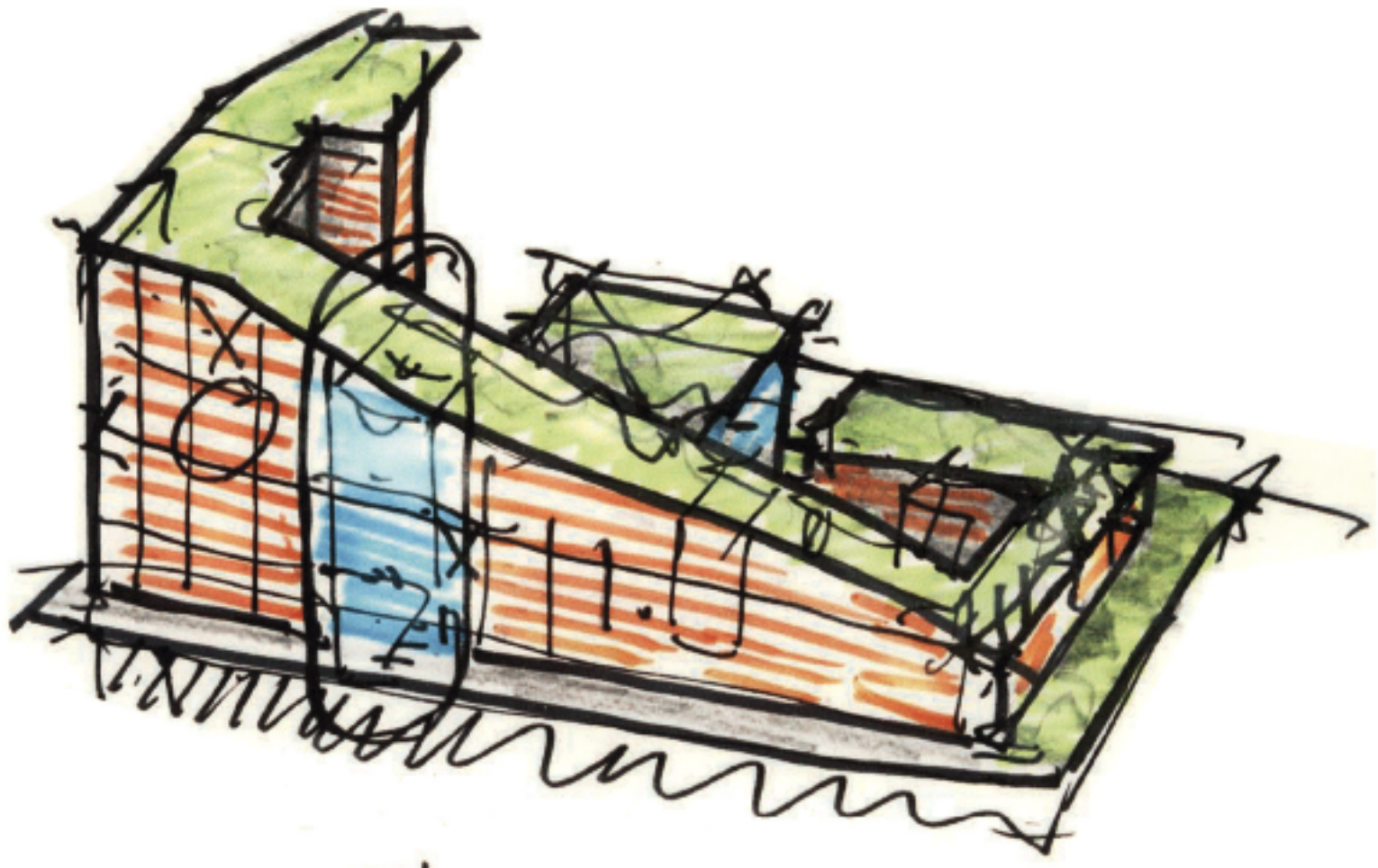


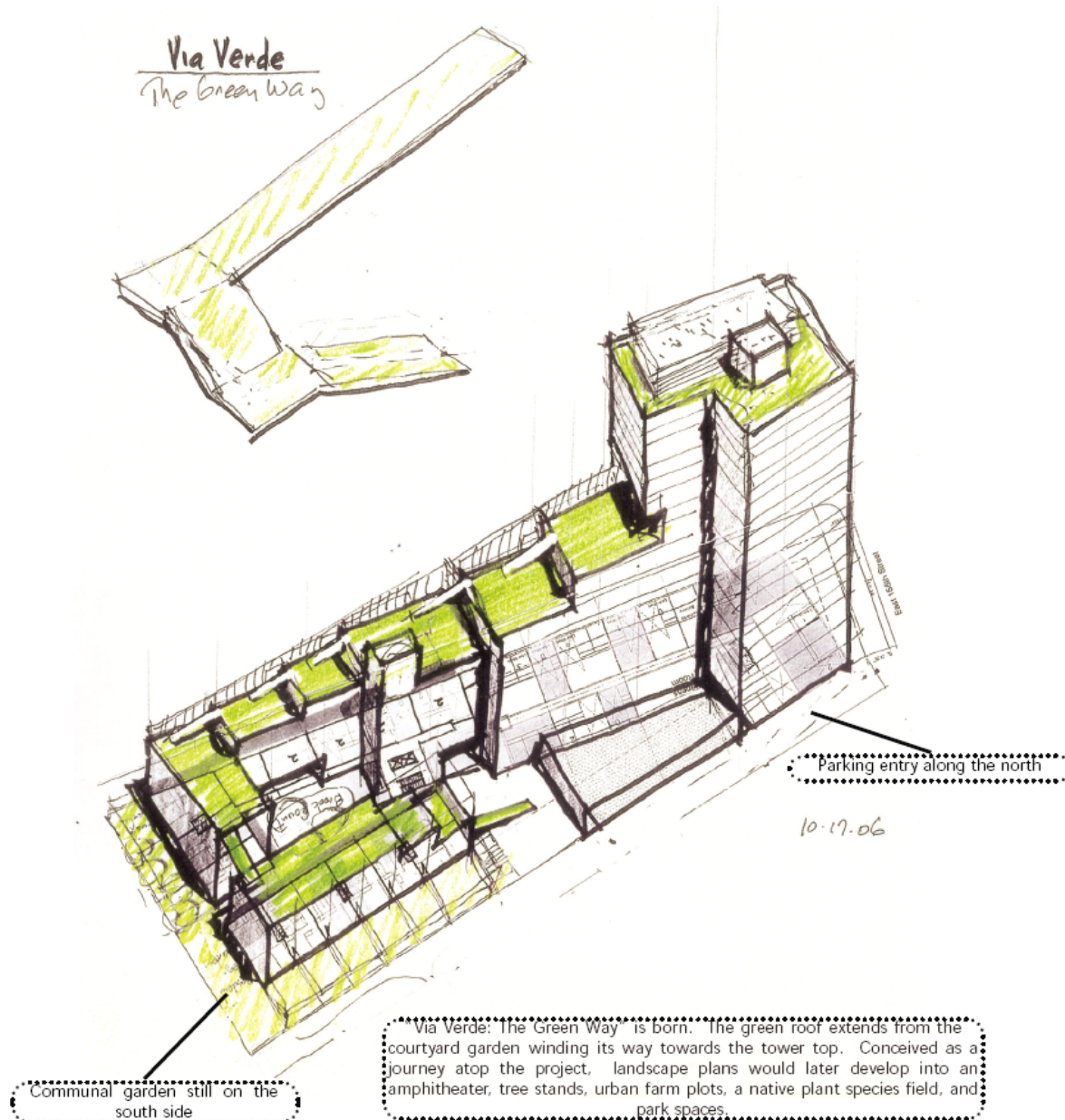


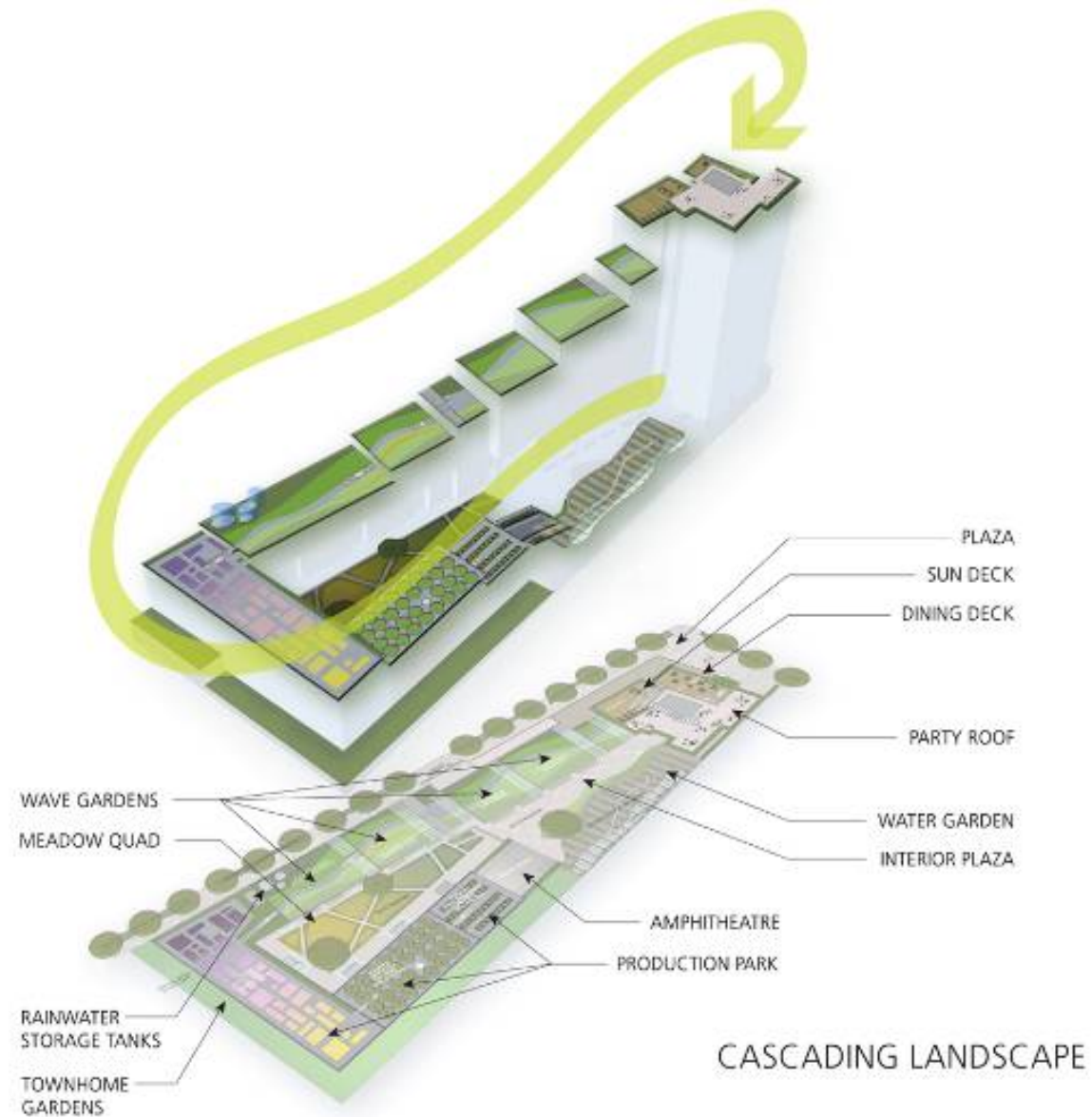


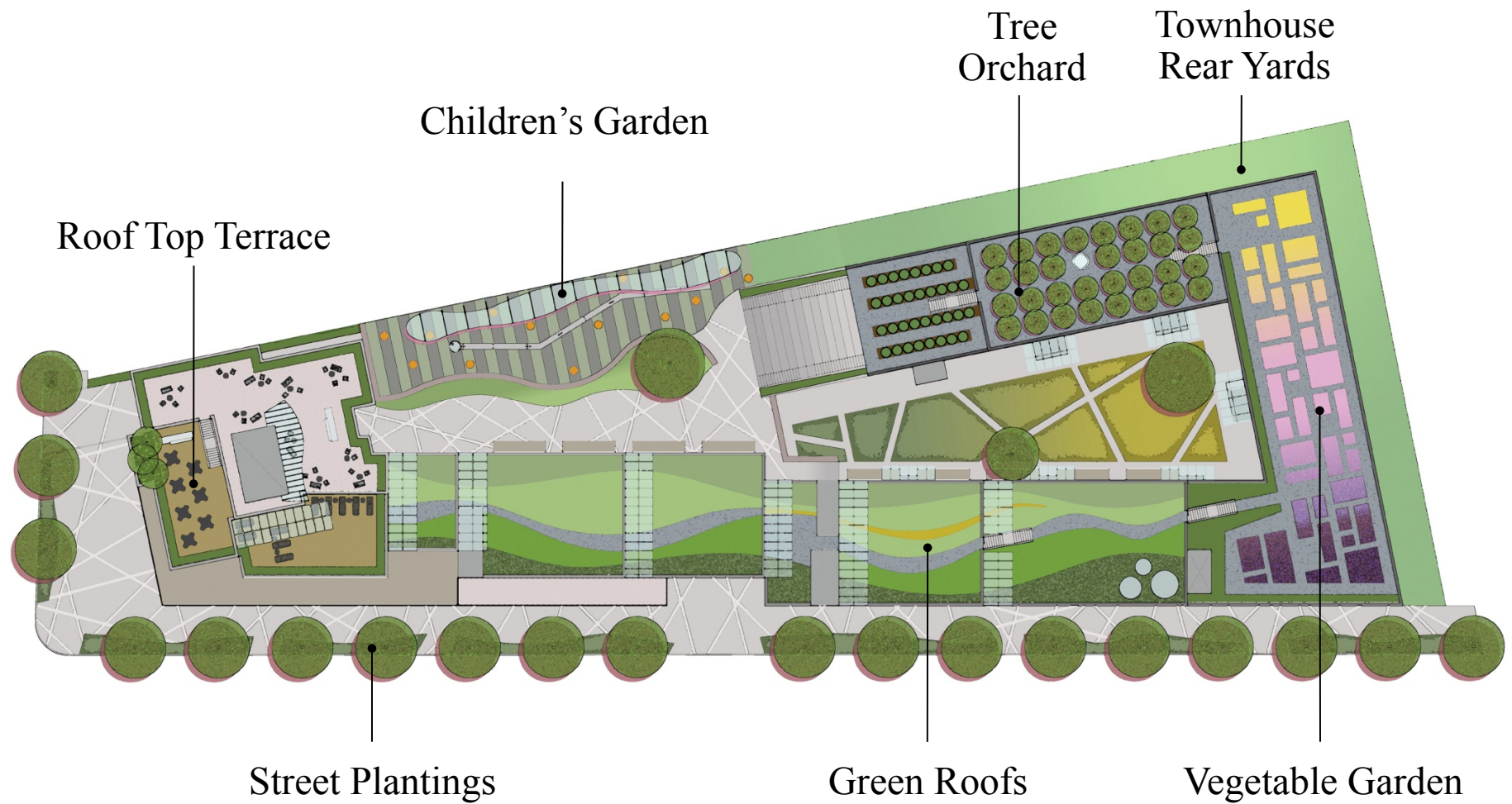






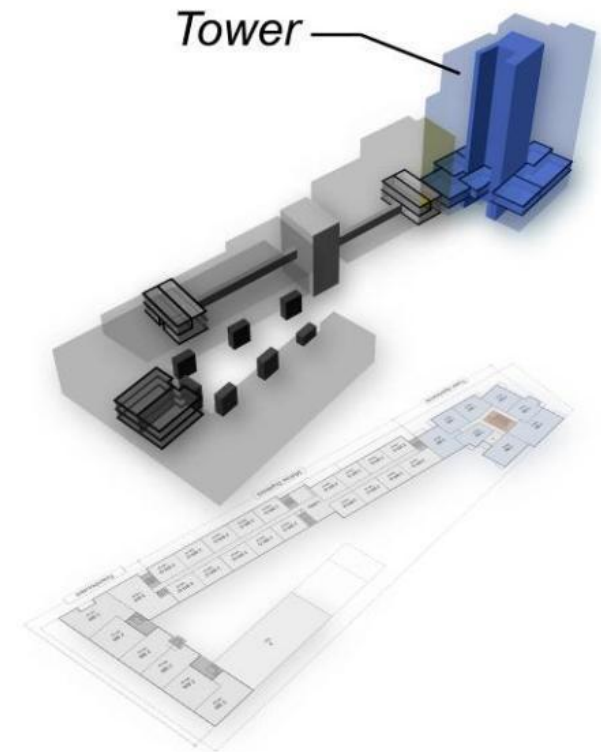
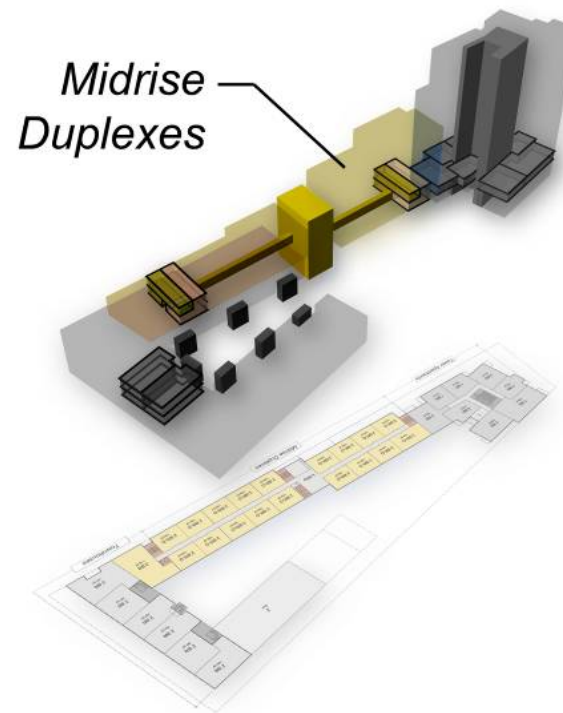
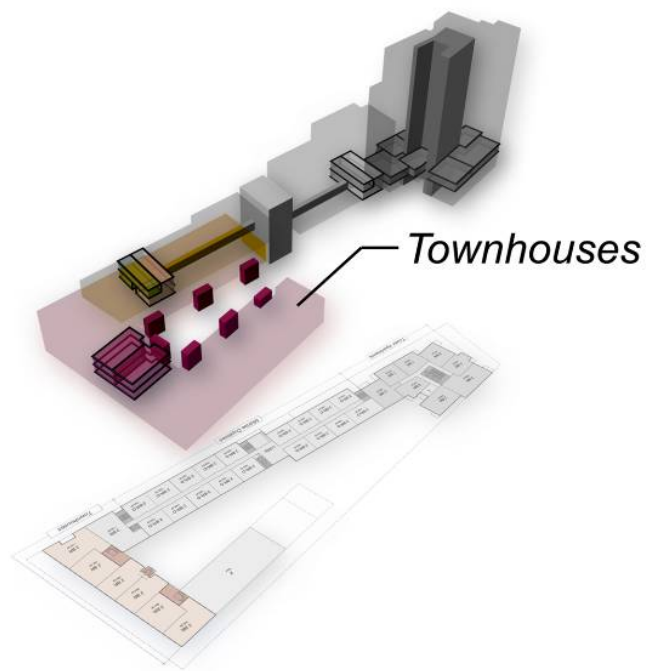


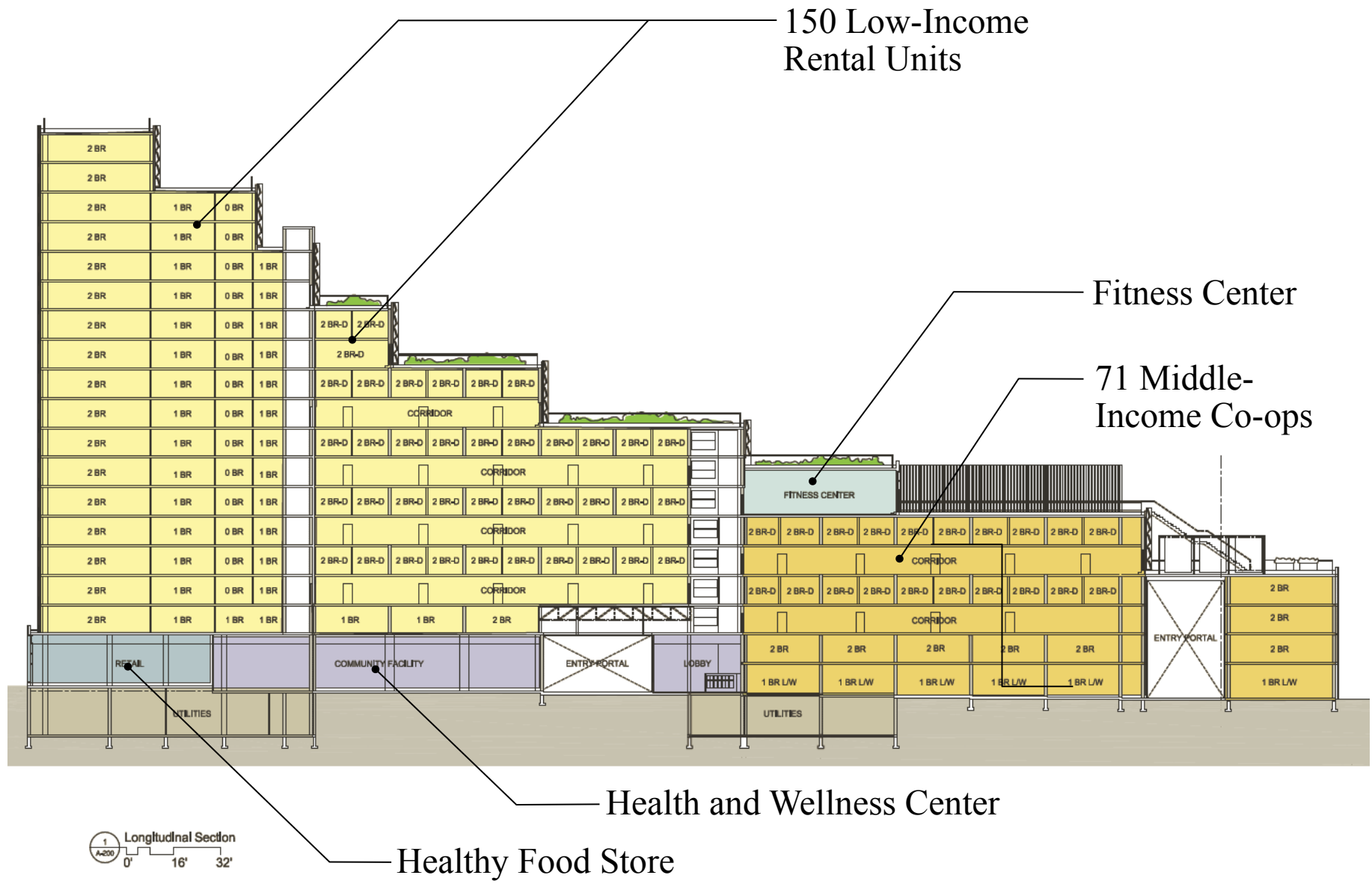




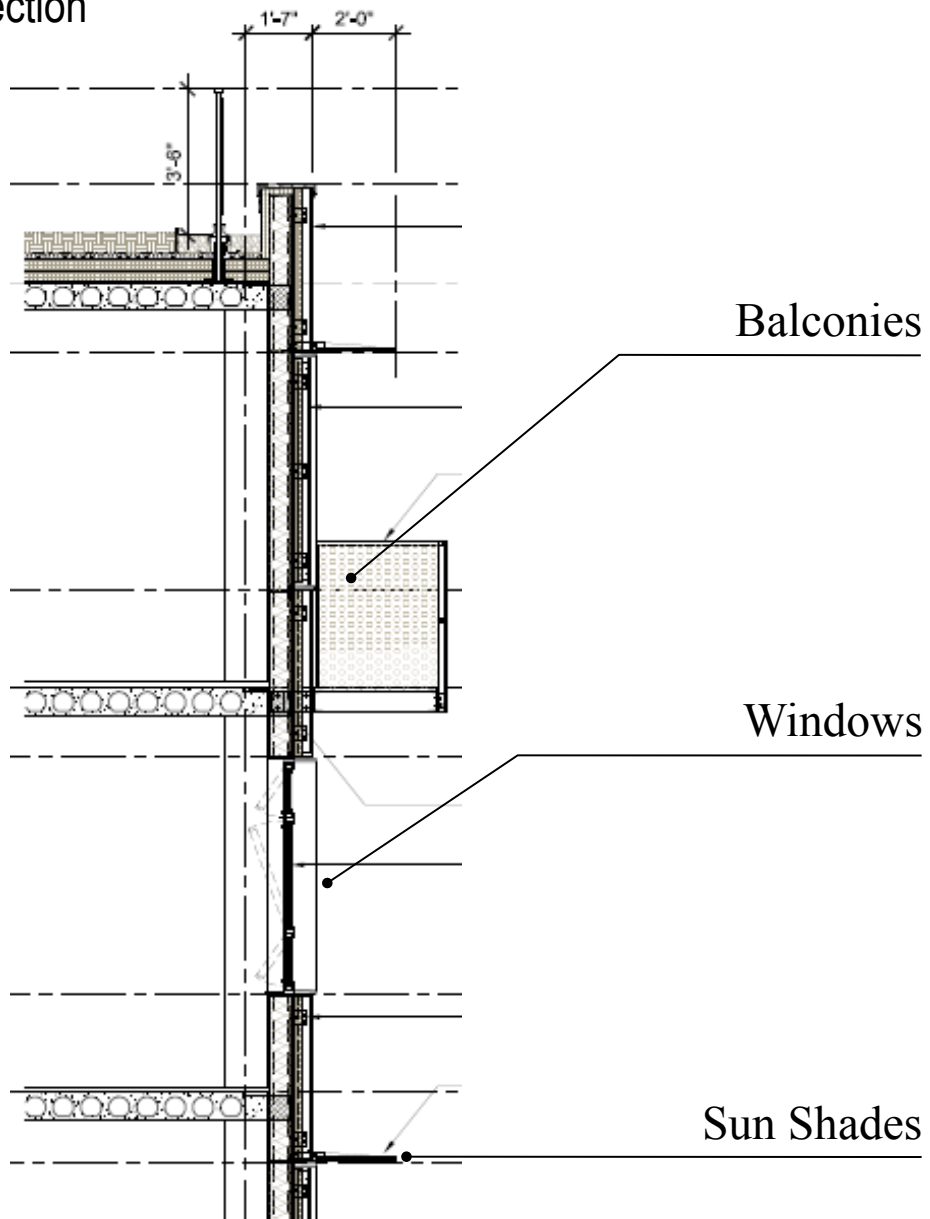




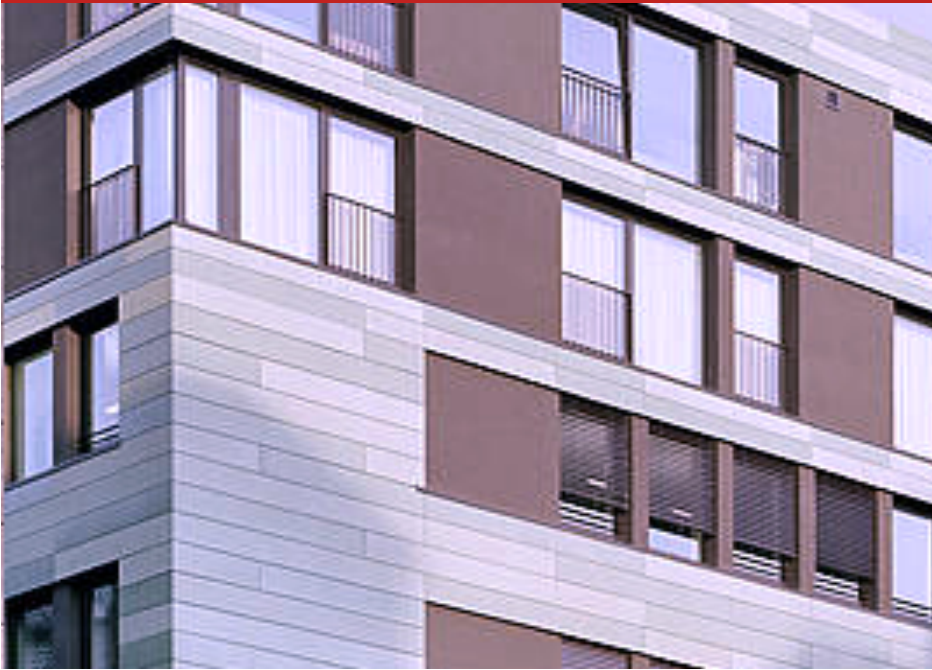




Wall Section



Via Verde – The Green Way

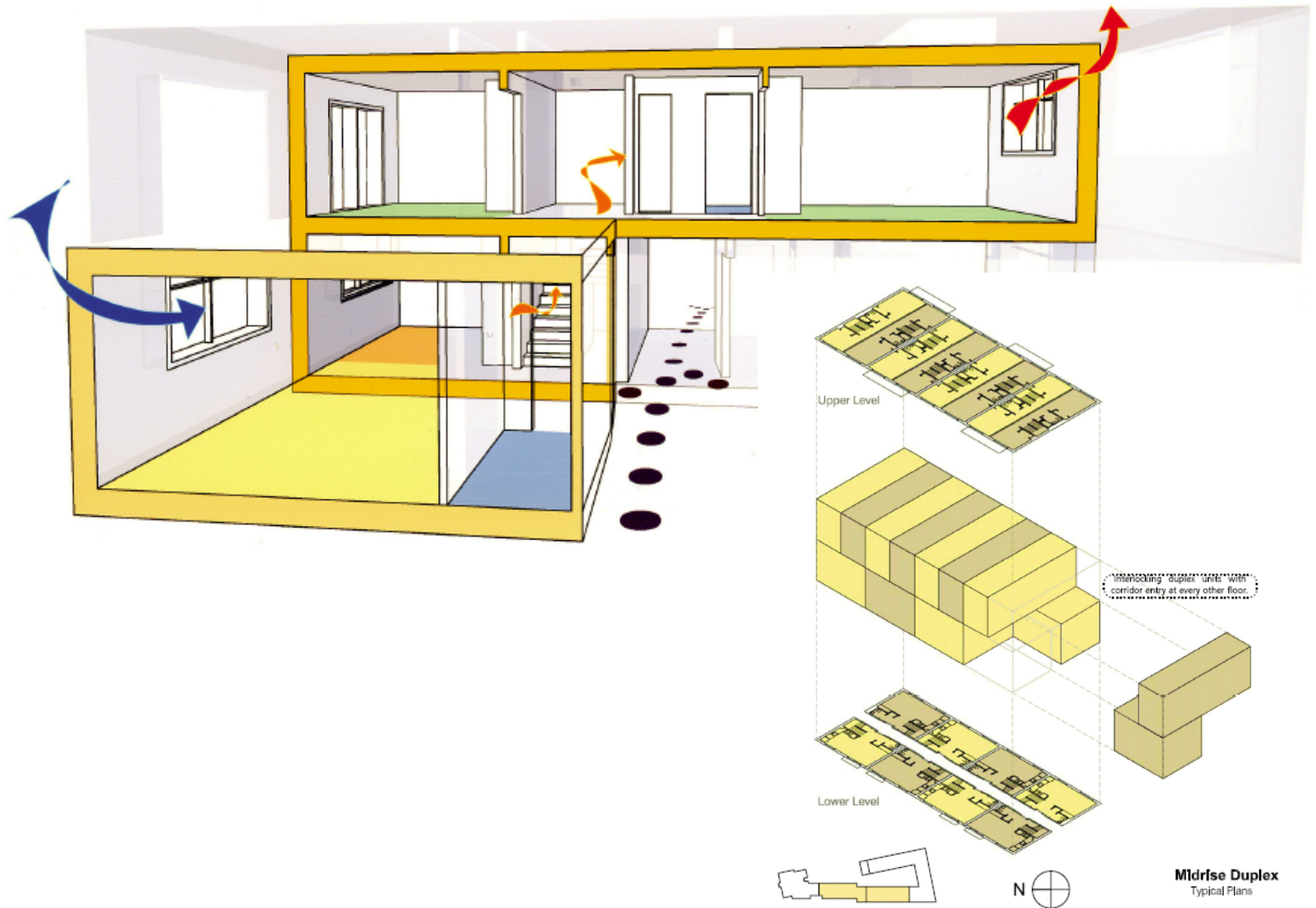


Building Envelope Sample Materials

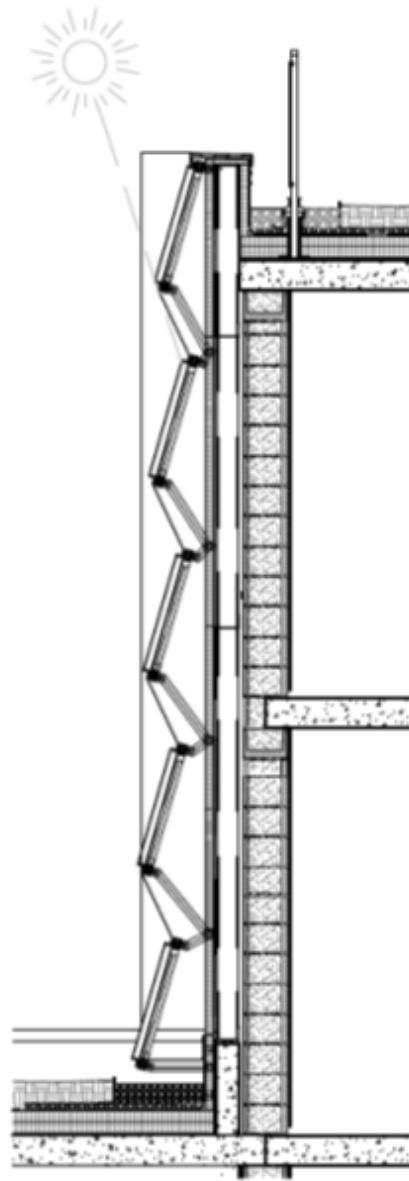




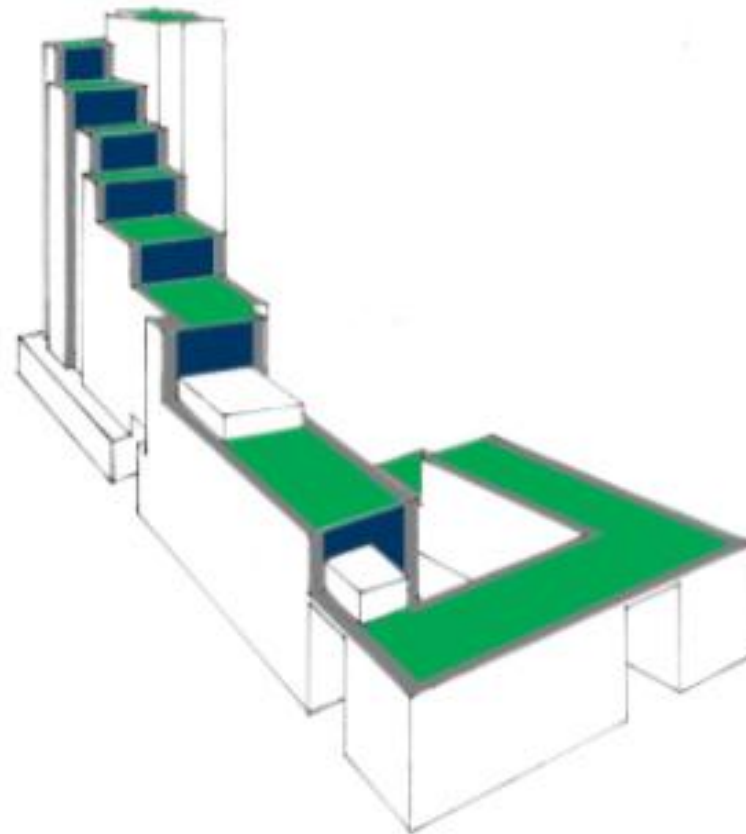








Typical Section Scale: $\frac{1}{4}" = 1'-0"$

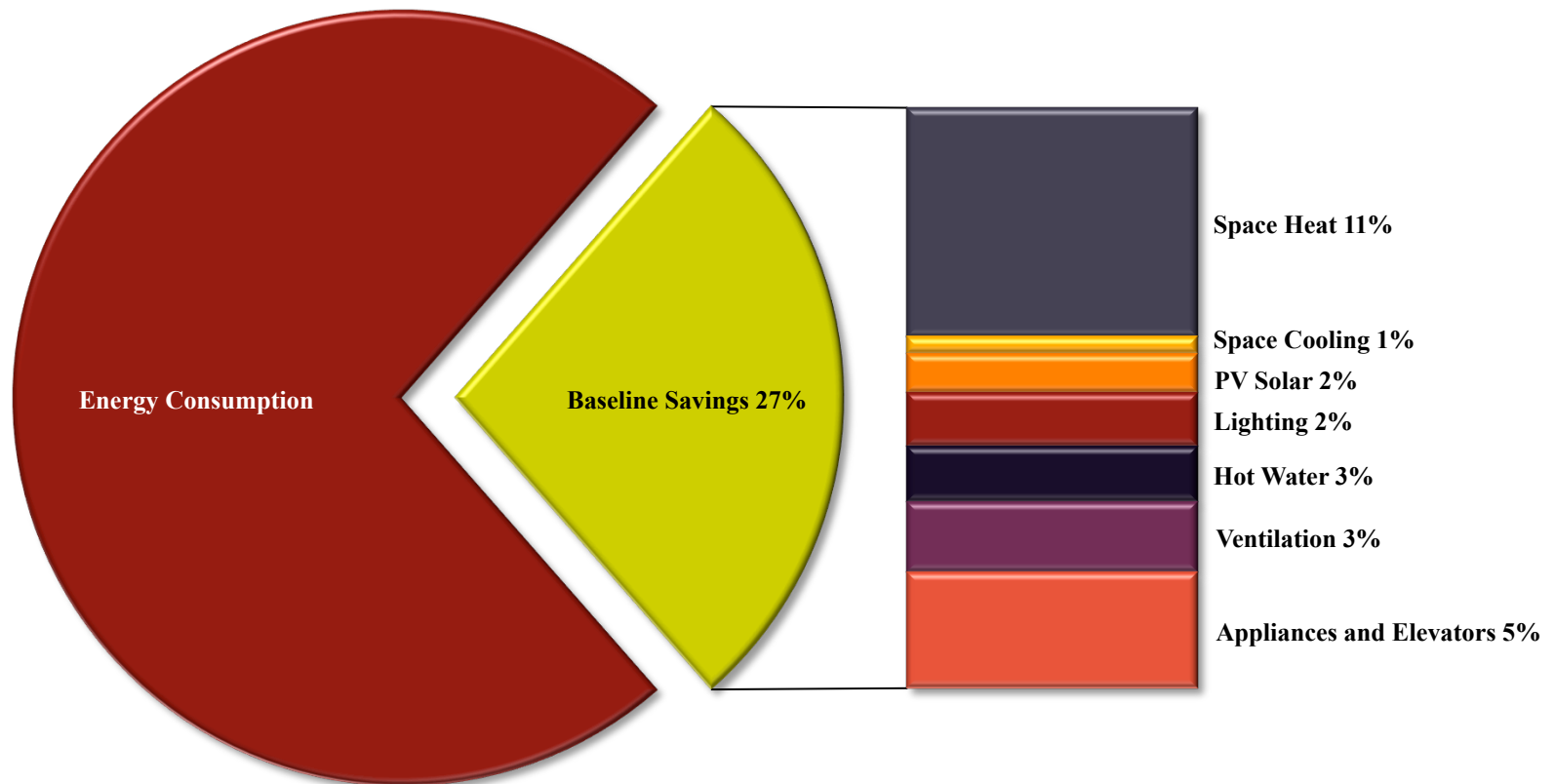






- Rainwater harvesting system
- Water efficient toilets and fixtures
- Energy-Star Appliances and Lighting
- Co-Gen/Combined heat and power
- Heat recovery from air exhausted
- High efficiency condensing boilers
- Bi-Level Lighting

Via Verde - The Green Way
27% Projected Savings over Baseline NYSERDA/LEED Energy Model





- Natural cross ventilation
- Roof gardens
- Passive and active recreation areas
- On-site fitness center
- Community-oriented retail space, such as a food co-op
- Use of healthy interior materials
- Bicycle storage areas
- Conversations with the Department of Health to encourage occupant fitness
- Healthy foods
- Health and wellness center

| FUNDING SOURCES: | Construction | Permanent |
|----------------------------------|---------------------|---------------------|
| • HDC First Mortgage* | \$33,690,000 | \$4,370,000 |
| • HDC Second Mortgage | \$12,835,000 | \$12,835,000 |
| • HPD Capital Subsidy | \$9,767,756 | \$9,767,756 |
| • HPD HOME | \$2,516,580 | \$2,516,580 |
| • FHLBNY AHP (HSBC Member Bank) | \$1,900,000 | \$1,900,000 |
| • NYSERDA | \$380,000 | \$380,000 |
| • LIHC/SLIHC Tax Credit Equity** | - | \$32,083,651 |
| • Developer Equity | \$1,000,000 | \$1,000,000 |
| • Deferred Developer Fee | \$4,763,651 | \$2,000,000 |
| TOTAL SOURCES | \$66,582,987 | \$66,582,987 |

**Taxable bonds; floating during construction with Chase LOC; 7.7% perm.*

***LIHC at \$.82, SLIHC at \$.49. Equity investment from Chase via Richman.*

| FUNDING SOURCES: | Construction | Permanent |
|---|---------------------|---------------------|
| • HDC First Mortgage* | \$7,440,000 | \$1,210,000 |
| • HDC Second Mortgage | \$4,615,000 | \$4,615,000 |
| • HPD Capital Subsidy | \$9,093,470 | \$9,093,470 |
| • HPD HOME | \$712,630 | \$712,630 |
| • NYC Reso A Bronx BP/City Council | \$1,500,000 | \$1,500,000 |
| • NYS Affordable Housing Corp. (AHC) | \$2,117,500 | \$2,117,500 |
| • NYSERDA | \$187,331 | \$187,331 |
| • Bridge Financing (Calvert Foundation) | \$3,122,165 | - |
| • Co-op Sales Proceeds | - | \$10,852,165 |
| • Developer Equity | \$1,675,000 | \$1,675,000 |
| • Deferred Developer Fee | \$1,500,000 | - |
| TOTAL SOURCES | \$31,963,096 | \$31,963,096 |

**Taxable bonds; floating during construction with Chase LOC; 7.7% perm.*













- LEED NC- Gold Rating
- Enterprise Green Communities
- New York State Energy Research and Development Authority (NYSERDA)

