



Steven Winter Associates, Inc.

"Affordable housing project earns first LEED for Homes certification in New York City with Silver rating"

New York City's First LEED Homes Morrisania Homes

Bronx, New York

Project Data: Green Affordable Housing

Steven Winter Associates, Inc. (SWA) served as the LEED for Homes Rater and Provider for Blue Sea Construction Corporation's Morrisania Homes project, the first project in New York City to be certified under the LEED for Homes Pilot Program. The program targets builders like Blue Sea that have already mastered building to EPA ENERGY STAR HOMES standards and are interested in raising the bar in sitework, water efficiency, indoor air quality, and other aspects of green building. A public-private partnership between New York city and state agencies and Blue Sea resulted in 78 units of newly constructed green affordable housing in 28 2- and 3-family townhomes in the Stebbins Bristow neighborhood of the Bronx.

While building in New York City presents numerous challenges, programs like LEED for Homes recognize the inherent sustainability of this type of urban environment. All of the Morrisania buildings easily earn the maximum points offered for "Compact Development" based on the area's average housing density. The homes also earn maximum points for "Community Resources" as the neighborhood offers access to a myriad of public transportation options, stores, services, and public green spaces within walking distance. The urban infill sites earned the full 2 points for the "Site Selection and Infrastructure" credit, which rewards builders for avoiding environmentally sensitive lots.

The Morrisania homes are also earning points for using 100% ENERGY STAR light fixtures, low-flow faucets and dual flush toilets. The builder is enhancing indoor air quality by installing high efficiency direct-vent boilers and using low-VOC insulation and finishes. Using regionally manufactured brick, block, and concrete plank with recycled content earns additional points, as does an impressive recycling effort to keep waste block, metal, cardboard and drywall out of area landfills.



Client: Blue Sea Construction
Location: Bronx, NY
Building Type: Residential townhomes
Building Size: 78 units in 28 townhomes
Project Status: 80% complete

Reference: Les Bluestone
Blue Sea Construction Corp.
New York, NY

SWA Contact: Maureen Mahle
mahle@swinter.com