

# 1400 on 5<sup>th</sup> Green Housing in Harlem, NY

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# Harlem, NY: A New Renaissance?

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- ❑ Harlem New York- once the location of the historic Black cultural renaissance
  - a great source of pride for many Black Americans
- ❑ Has over the years come to suffer the same fate as many inner city areas
  - abandoned houses and commercial areas, and vacant lots.
- ❑ However recently, there have been pockets of development within Harlem.
  - Big box retail such as Starbucks and Old Navy have been popping up in places such as 125th St
  - renovation of Harlem's signature brownstones.
  - New housing developments have made their way to Harlem, New York.

# 1400 on 5th

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- ❑ 1400 on 5th Avenue is a new \$40 million residential and retail building in Harlem, NY.
- ❑ First affordable, “green”, multifamily residential building in New York City
- ❑ Largest affordable green residential development in the US.
- ❑ Located in the Harlem Empowerment Zone.
- ❑ Occupancy was scheduled for Fall 2003.

# Developers

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- ❑ A partnership of Full Spectrum, a 100% black-owned company, and HRH Construction, a general contractor, developed the condos.
- ❑ Full Spectrum owns 75% of the venture and is the managing partner.
  - Full Spectrum is owned by Carlton Brown and Walter Edwards.
- ❑ The company has been in real estate development for 15 years.
- ❑ Financing for the project included roughly \$3 million of Full Spectrum's equity, \$11 million of public subsidy and a \$25 million Fleet Bank construction loan.

# Target Market

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- Specifically geared toward Black and Hispanic professionals who want to live in the city
  - “Typical buyers will be two working African-American or Latinos aged 29-40, w/combined household income between \$60,000 & \$125,000.”
  - Young families
- Generally, this market pushed out of Manhattan because housing is so expensive.

# Selling Price

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- ❑ Homes range in price from \$158,000-\$600,000
- ❑ If your income is above \$103,700 you can only apply for the market rate homes.
- ❑ If your income is between \$52,000 and \$103,700 you are eligible for the restricted priced homes.
- ❑ Income restricted homes have the following estimated sales prices:
  - 1 Bedroom from \$158,000 to \$252,000
  - 2 Bedrooms from \$168,000 to \$265,000
  - 3 Bedrooms from \$217,000

# “Green” Amenities

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- ❑ Over 60% of the building constructed from recycled or renewable resources .
- ❑ Filtered fresh air is delivered to each condo with allergens and materials that "off gas" eliminated.
  - This greatly improves air quality.
- ❑ Consumes 70% less energy than in comparable buildings in NYC.
- ❑ Geothermal energy for heating and cooling
- ❑ Utilizes heat from the earth for heating & cooling
  - does not contribute to the depletion of fossil fuels.

# Recognition

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- ❑ First urban affordable housing development to receive a New Construction Whole Building Award for its energy design.
- ❑ Expected to be the first urban affordable multifamily mid-rise building to qualify for the New York State Green Building Tax Credit
  - expected to save residents about \$24,000 over the next 5 years.
- ❑ Project qualifies for a US Green Building Council Leadership in Energy and Environmental Design (LEED) Award.

# “Smart” Development

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- ❑ Building was created with technology in mind.
- ❑ The project at 1400 on 5th is part of NYC Housing Partnership's High Performance Building Program.
- ❑ Smart-building features incorporated into the 1400 on 5th design include:
  - broadband and Internet access,
  - a local area network connecting each unit to the building's business center and
  - building-wide connectivity to the concierge, superintendent and retail providers.
  - Each floor's laundry facilities will be connected to the internal LAN so tenants can check on availability from their desktop computers.

# Design That Respects Culture and History

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- ❑ The development was designed by Roberta Washington, a black architect.
- ❑ Really important for her and developer to design a development that reflected the culture and rich history of Harlem's occupants.
- ❑ View among some in this community that the design of recent new developments in Harlem don't respect the character of Harlem and those who live there.

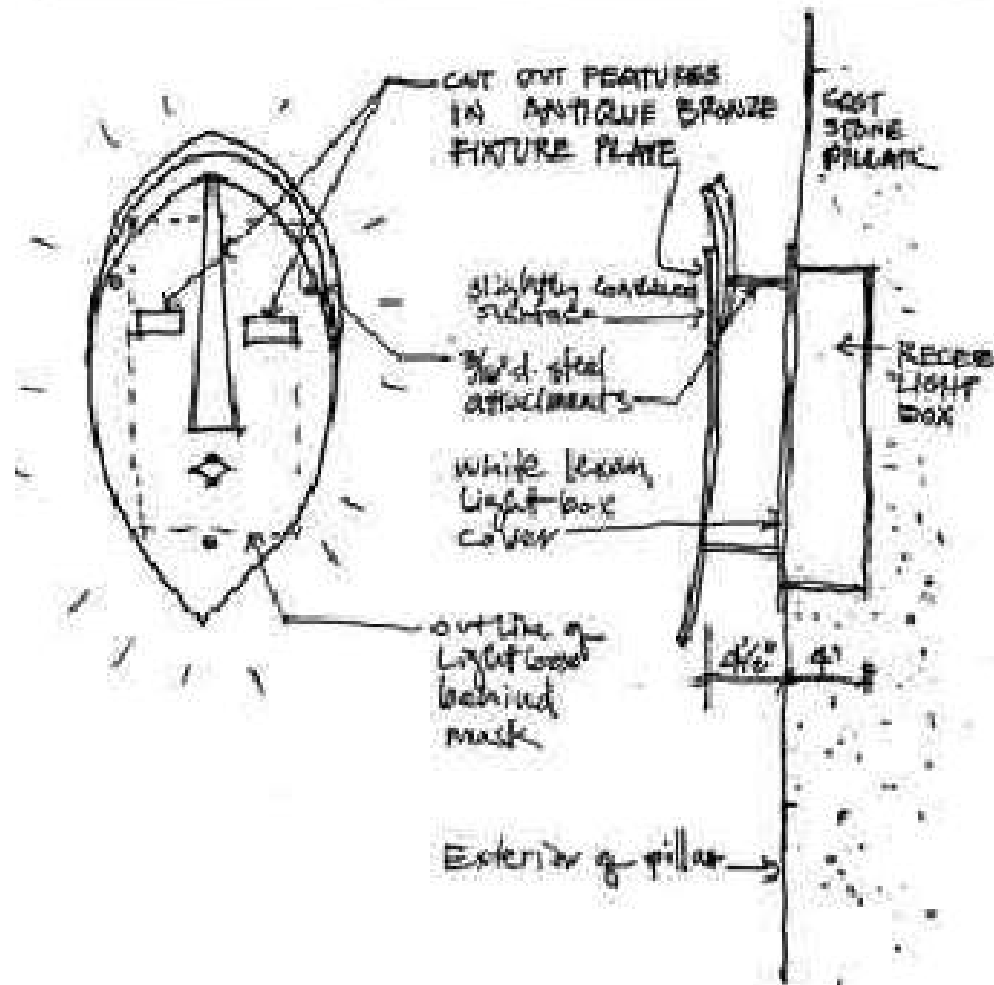
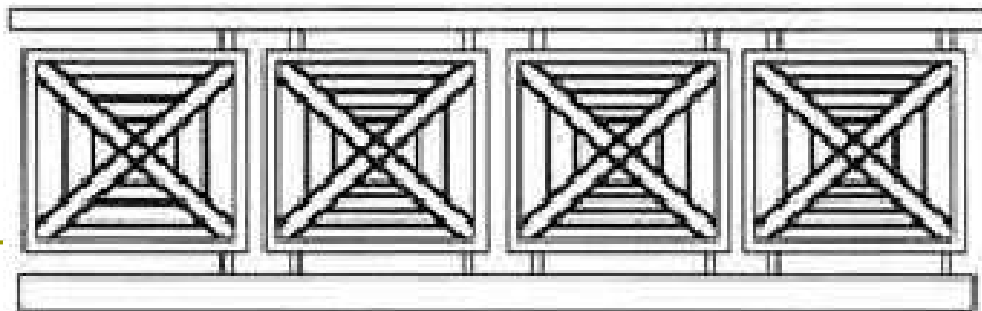


Critics say Skidmore, Owings & Merrill's Harlem USA building (above) is of out context with its 125th Street surroundings, which are reflected in its glass windows.

# Design that Reflects Culture and History

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- Cultural art such as African motifs were incorporated into 1400 on 5th's design.
- "Architecture should say something about the people who designed it, about the people who financed it, and about the people who used it...If archaeologists come through here three thousand years from now and dig through the ruins in Harlem, they should be able to find out something about the people who lived here."
  - Carlton Brown



# Conclusion

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1400 on 5<sup>th</sup> is an example of an obviously well thought out development that shows respect to the natural environment, the built environment, and the culture of those who inhabit it.

# Sources

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- ❑ [GLOBEST.COM: 225,000-SF Affordable-Housing Complex Under Way](#)
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