

A monthly update on Steven Winter Associates, Inc.'s work in the realm of Energy Efficient, Sustainable, and High-Performance Buildings

## Replacing Abandoned Blacktops with Green Affordable Homes

As part of the Neighborhood Stabilization Program 2 (NSP2), the **City of Newark, NJ** received funds to rehabilitate 203 foreclosed or abandoned properties. The Neighborhood Stabilization Program strives to revitalize neighborhoods that have been hit particularly hard by the collapse of the sub-prime lending market.

With sustainability expertise from SWA, the non-profit organizations **HELP USA** and **Make It Right Foundation** are converting a once-vacant blacktop into 75 green and affordable housing units. Expected to be completed by the early 2012, the **Newark Clinton Avenue Project** is pursuing both ENERGY STAR® and LEED® for Homes™ certification. A high-efficiency envelope designed by **Kramer + Marks Architects** features spray foam insulation, low-e windows, and details to mitigate thermal bridging, target occupant comfort and lower utility bills.

It is the sprawling green roofs and the photovoltaic system, however, that make the Newark Clinton Avenue Project stand out in the neighborhood. Throughout the year, these roofs will be open to residents to enjoy the native and drought-tolerant plantings. On the top of the multi-tiered roof, photovoltaics will cover a quarter of the roof area. The PVs are expected to provide a significant amount of the building's common area electricity. The remainder of the roof areas will be a reflective roofing material to limit solar gain and heat island effect.

For information on HELP USA and the Make It Right Foundation go to [www.helpusa.org/](http://www.helpusa.org/) and [www.makeitrightnola.org/](http://www.makeitrightnola.org/) or please contact Lauren Hildebrand, [hildebrand@swinter.com](mailto:hildebrand@swinter.com).



## Hudson Companies Breaks Ground on Affordable Green Housing Project

Phase I of Gateway Elton Street broke ground in East New York earlier this summer. The first of three phases, this round will result in four buildings with 197 affordable and supportive housing units, totaling approximately 215,000 square feet. Developed in a public-private partnership between the **City of New York** and the **Hudson Companies**, the project is pursuing ENERGY STAR certification through NYSERDA's Multifamily Performance Program as well as Silver certification through the **USGBC's** LEED for Homes Multifamily Midrise Rating System. Additional incentives will be provided by NYSERDA's Green Affordable Housing Component. **Danois Architects** and **Effinger Engineering Associates** have designed a building with a highly insulated exterior envelope, high-efficiency AERCO condensing boilers, ENERGY STAR window air conditioners, low-flow plumbing fixtures, and ENERGY STAR appliances to ensure low energy bills for tenants. Balanced ventilation, low VOC paints, sealants and adhesives, and fresh air provided directly to each unit with **American Aldes** Airlets will ensure a healthy living environment. Hudson plans to install a 175,000 watt solar array on all four rooftops to offset the common area electrical load, which will be the largest residential photovoltaic system in New York City. For more information, contact Ryan Merkin, [rmerkin@swinter.com](mailto:rmerkin@swinter.com).

