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----- PROPERTY and HOME -----

Saving energy and \$\$

38 "green" low-income apartments on the way

BY ETHAN ROUEN

A NONPROFIT DEVELOPER plans to begin construction next year on a 38-unit "green" affordable housing complex on a lot on Andrews Ave. near University Heights that lost power for more than 24 hours during this month's sweltering heat.

"There is a real attempt going forward to make buildings as energy efficient as possible, said Joan Beck, housing development director for New Destiny Housing Corp. "For low-income housing, it's even more important."

The \$11 million cost is higher than it would be for a normal building, she said, but the savings mount up in the long run.

The apartments will have energy-efficient appliances and boilers. The expected savings are still being calculated, said Carol Corden, New Destiny's executive director.

In addition to their wallets, tenants' health will also get a boost from the "green" design, Corden said.

Walls will be covered in less toxic paint and bamboo hardwood floors will be held together with environmentally friendly glue. Carpets, which carry dust and mites dangerous to asthma sufferers, will not be used.

"We are trying to keep the toxicity of the chemicals used in construction down," Beck said.

If construction stays on schedule, the apartments – studios, one- and two-bedroom units – should be ready by fall 2008.

Rents will be between \$215 and \$743, depending on income and size of the apartment.

Tenants must earn between \$10,000 and \$42,000 a year to qualify. Rental information will be posted at www.newdestinyhousing.org.

The state Department of Housing and Community Renewal gave New Destiny \$5 million of low-income housing credits over 10 years to develop the nine-story, \$39,000-square-foot building.

"The Bronx has a huge need for affordable rental housing," Corden Said.

New Destiny will not be alone in providing cheap healthy housing.

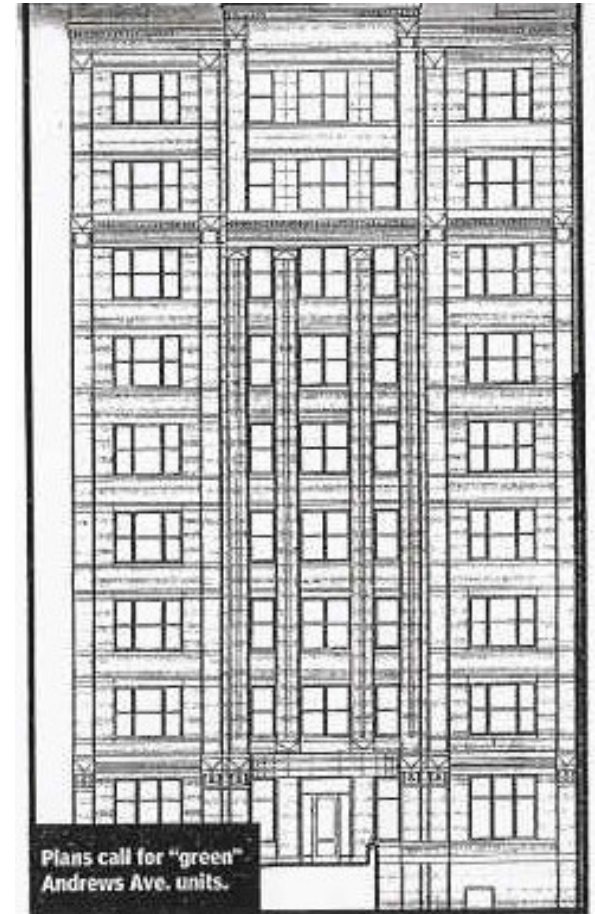
The Women's Housing and Economic Development Corp. earlier this year began construction on a 174-unit "green" housing project at 1330 Intervale Ave. in the South Bronx.

The \$45 million development will include rooftop gardens and broadband internet connections in every unit.

"Creating affordable urban housing that is beautiful, green and wired represents less than 2% of the project's total development cost," Nancy Biberman, WHEDCo's executive director, told The Bronx Boro News. "But the change it will make in the community will be extraordinary."

For information about WHEDCo, call (718) 839-1100 or go to www.whedco.org.

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Plans call for "green" Andrews Ave. units.