

New Development Named for Joyce & David Dinkins

HCCI puts up green housing for low-income residents

It was a fine crisp fall day in Harlem; hearts were warm and spirits were high at the groundbreaking for the David & Joyce Dinkins Gardens (The Dinkins) housing development named in honor of former New York City Mayor David N. Dinkins and his wife. New York City's only African-American mayor, Dinkins served from 1990-1993.

The Dinkins, which is being developed by Harlem Congregations for Community Improvement (HCCI) along with others, is Harlem's only green building developed exclusively for low-income residents. Located at 263 West 153rd Street, this \$19 million, 85-unit development will dedicate 30 percent of its units to young men and women who have aged out of foster care.

The buildings will include the environmentally friendly Green Grid Roofing System, the benefits from which include reduced energy costs, reduced urban "heat island" effect, sound insulation, longer roof life, improved aesthetics, and storm-water management. Rainwater harvested from the roofs will be used to irrigate the property's landscaping and community garden, and to clean the front sidewalks of the building. Other notable green features include sun shading and an innovative in-plank ventilation system.

Photos: Hubert Williams



Father Earl Kooperkamp (HCCI Board member), Developer Jonathan Rose, Bishop Norman Quick (HCCI Board Member), Kenneth J. Knuckles of UMEZ, former Mayor David N. Dinkins, former councilman Bill Perkins, Joyce Dinkins, C. Virginia Fields, Assemblyman Herman "Denny" Farrell and HCCI President & CEO Lucille L. McEwen celebrate the groundbreaking.



Lucille L. McEwen, president & CEO of HCCI presents David and Joyce Dinkins with a rendering of the David and Joyce Dinkins Gardens.



Congressman Charles Rangel greets the crowd.



Councilman Robert Jackson, board members Bishop Norman Quick and Imam Izak-El Mueed Pasha along with community garden organizer Gertrude Rainey break ground for the David and Joyce Dinkins Gardens.

"This project demonstrates how we can go beyond basic amenities to creatively address issues of environment and sustainability," said Lucille McEwen, president/CEO of HCCI. "Our partnerships with the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), Enterprise, JP Morgan Chase Bank, the developer Jonathan Rose Companies and the Home Depot Foundation have enabled us to build housing that is both environment-friendly and affordable."

The Dinkins will surely be a model for the development and construction of new affordable housing, integrating sustainability and affordability. It will also be a critical development, providing affordable housing for families and individuals earning less than \$48,000 annually in New York's high-cost housing market. To maximize affordability, the City sold the land for the development for just \$7.

In addition, former Manhattan Borough President C. Virginia Fields provided a \$500,000 grant that will benefit the Construction Trades Academy (CTA) to be housed in The Dinkins. The CTA provides local residents with skills in the construction trades and building maintenance industries.

HCCI is a diverse interfaith consortium of more than 90 congregations established to revitalize the physical, economic, cultural, and spiritual conditions of the Harlem community. ■