



MORRISANIA HOMES  
BRONX, NEW YORK

30% reduced energy consumption

100% appliances with ENERGY STAR® rating

96% construction waste diverted from landfill

LEED® Facts

Morrisania Homes  
New York, NY

LEED for Homes  
Certification awarded October 1, 2007

**Silver** 62\*

Sustainable Sites 9/14

Water Efficiency 4/12

Energy & Atmosphere 13.5/29

Materials & Resources 12.5/24

Indoor Environmental Quality 10/14

Locations and Linkages 10/10

Awareness & Education 2/5

Innovation & Design 1/4

\*Out of a possible 108 points



## MORRISANIA HOMES IN BRONX, NEW YORK

# Affordability Meets Sustainability

## PROJECT BACKGROUND

When New York City and state officials began plans for a new affordable-housing project in the South Bronx, they knew they wanted it to offer not just a place to live – but a place to thrive. The resulting Morrisania Homes is just that: an innovative new living environment with a strong focus on protecting the health of its residents and of the surrounding environment.

“This successful development proves that we can have it both ways – we can increase the number of affordable homes, which is essential for working New Yorkers to achieve economic security, and we can do so in a way that also protects the environment and increases energy efficiency,” said Gov. Eliot Spitzer. “Green buildings represent a new frontier in the development of sustainable, affordable housing and will help lay the groundwork for a cleaner, healthier and more affordable future.”

## A JOINT EFFORT FOR THE COMMON GOOD

Morrisania Homes is the state of New York’s first affordable-housing project to achieve LEED® for Homes certification. Funding for the project came from a partnership among the state, the city and private investors – a truly collaborative effort that shows how attention to detail can make a big difference in a home’s livability and its sustainability. Built by Blue Sea Development with the help of architecture and engineering research and consulting firm Steven Winter Associates, the 28-building, 76-unit mix of two- and three-family homes garners most of its greenness from its smart selection of building materials, fixtures and appliances.

“As we work to build housing for the million new people expected to come to New York by 2030, we need to ensure that we are building homes that people can afford and that allow the city to grow in an environmentally responsible way,” Mayor Michael Bloomberg said.

## STRATEGIES AND RESULTS

All the homes are stocked with 100 percent ENERGY STAR® rated appliances, as well as efficient sealed-combustion boilers, lighting fixtures and recyclable carpeting. Blue Sea Development has been building all-ENERGY STAR homes for six years, so adding the LEED component seemed a natural next step. The 30% decrease in energy use will save the project’s residents big on utility costs.

Morrisania Homes also is equipped with dual-flush toilets, 2-gallon-per-minute shower heads and 1.5-gallon-per-minute sink faucets to dramatically cut back on the homes’ water use. The lack of fireplaces and garages, along with continuous background ventilation, keep the air healthy, as does the use of low-VOC (volatile organic compound) paints, cabinet finishes, sealants and adhesives. The builders made use of recycled crushed concrete and masonry and bought locally manufactured materials when possible to reduce the carbon emissions from transporting them.

## ABOUT BLUE SEA DEVELOPMENT

Blue Sea Development, LLC, with its principals’ combined experience of more than 50 years, specializes in the development and construction of market-rate, government-assisted, and planned residential developments incorporating sustainable design and construction elements in all their work. Among its recent accomplishments, Blue Sea Development was the first company to build ENERGY STAR and LEED for Homes housing developments in New York state.

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New York Gov. Eliot Spitzer



**Builder:** Blue Sea Development Company  
**LEED for Homes Provider:** Steven Winter Associates  
**Project Size:** 107,792 square feet  
**Project Cost:** \$10,457,774

## ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council’s web site at [www.usgbc.org](http://www.usgbc.org) to learn more about how you can make LEED work for you.



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