

Tapestry

EAST HARLEM, NEW YORK

Jonathan Rose Companies and Lettire Construction

At the foot of the Robert F. Kennedy Bridge in Manhattan, one block from Harlem's commercial and cultural corridor on 125th Street, stands the aesthetically pleasing high rise known as Tapestry. Located at a site where there were once vacant lots and a temporary storage facility, Tapestry is Harlem's first mixed-income residential building certified Gold under the Leadership in Energy and Environmental Design (LEED) rating program.

A 12-story structure designed by world-renowned architects, Tapestry is part of the 125th Street corridor rezoning, a major multiagency effort to revitalize this historic area of New York City. Using the city's 50/30/20 program, which seeks to generate housing opportunities for families with a broad range of income levels, the Jonathan Rose Companies developed an all-lease building affordable to local residents, including workforce families.

The project's low acquisition cost and the key role played by the city in providing all the long-term financing were instrumental to ensuring the project's affordability. The city sold five of the nine vacant lots on which Tapestry was built for just \$1 each, and the city's Housing Development Corporation provided a 20-year tax exemption. The first mortgage, covering 60 percent of the project's total development costs,



activity bonds and recycled bonds. The Housing Development Corporation and the city's Department of Housing and Preservation (DHP) also each provided low-cost second mortgages. The second mortgage from the DHP included a 35-year restricted covenant on Tapestry's workforce units.

In addition, Tapestry's developers received more than \$500,000 in grants from the New York State Energy and Research Development Agency in exchange for Tapestry's impressive commitment to green construction and sustainability. The building features a green roof that reduces stormwater runoff, rainwater harvesting that replenishes cooling towers, water-conserving toilets, low-flow fixtures, a highly insulated building envelope, and Energy Star-rated appliances.

The building's terraces have extensive plantings that connect residents to the natural environment and provide significant outdoor recreation space. The building also has a low-cost gym for residents and encourages, through facilities and even through signage, more active lifestyles that burn calories rather than electricity. Tapestry's location in East Harlem offers easy access for residents to mass transit providing links to downtown Manhattan and the two major New York airports.

Tapestry stands out as a striking example of how affordable workforce housing can make a significant contribution to the culture and character of a historic urban neighborhood while serving as a model of green construction and sustainability for the broader community.

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Workforce Housing