

## Fox-Leggett Co-op Apartments Fact Sheet

### Innovative New Partnership Model for Habitat for Humanity – New York City

- This project marks the first of its kind, both locally and nationally, with a domestic Habitat affiliate building affordable multifamily homes in collaboration with a for-profit affordable housing developer

### How the Partnership Works

- Blue Sea Development Company is the developer
- Habitat-NYC will help construct eight units for Habitat-NYC families within this 50-unit affordable co-op building
- Blue Sea Construction will build the structure
- Habitat-NYC volunteers and family partner-homeowners will complete the interiors of the Habitat-NYC units



### Project Overview

- Located at 715 Fox Street in the Longwood section of the South Bronx
- Seven-story, 60,165 square-foot multifamily building
- 50 units total
- Eight units for Habitat-NYC families
- Mix of studios, one-, two- and three-bedroom co-ops
- Ground-floor community facility will be leased to a non-profit organization
- 7<sup>th</sup> floor community room
- Rooftop recreation space
- Onsite parking available

### Habitat-NYC Homeowners

- Must earn between 50% - 80% of the city's area median income (\$38,400 to \$61,450 for a family of four)
- Will contribute "sweat equity" to help build their homes
- Must be first-time homeowners
- Homebuyers pay no more than 33% of their income on monthly housing expenses

### Green Building

- Enrolled in NYSERDA Multifamily Performance Program (Energy Star)
- Registered in the LEED-H multifamily midrise program
- ENERGY STAR appliances, windows & lighting fixtures
- High-efficiency condensing boilers
- Combined heat and power cogeneration generates electricity and makes hot water
- Construction materials are non-toxic and sustainable
- Homeowners will be able to save an estimated 30 percent or more on their utility bills

### Volunteers

- Volunteer work started in April 2009

### Habitat-NYC Information

- Go to [www.habitatnyc.org](http://www.habitatnyc.org) to learn more about Habitat for Humanity – New York City.

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