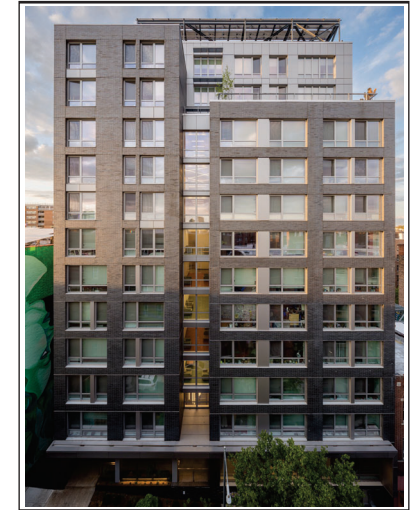


ENERGY STAR Multifamily High Rise Building Profile

The Bedford

211 East 203rd Street
Bronx, NY 10458



Building Developer:

Housing and Services, Inc.

Licensed Professional:

Magnusson Architecture and Planning

Year Certified:

2023

Construction Type:

New Construction

Sector:

Affordable/Supportive Housing

Building Description:

Technologies Used:

- Energy efficient design
 - Heating: Air source heat pump; VRF for Apartment and Common Area HVAC
 - Solar Electric PV - offsetting grid electricity and reducing peak demand
 - Stormwater Management: Green roof and bioswales
 - Healthy materials: No foams - mineral wool insulation, no VOC finishes, formaldehyde-free

The Bedford is a 13-story, 90,299sf building with 108 apartments. 66-studio units set aside for NYC shelter referrals; 41-units set-aside for low-income community referrals. There is one 2-BR superintendent unit. The sizes of the apartments are as follows: 66 studios (~300SF), 23 one-bedrooms (~525SF) and 19 two-bedrooms (~650SF), including the superintendent unit. Each apartment has a full kitchen and 1 bath, individually controlled HVAC (hi-efficiency electric Variable Refrigerant Flow systems), Energy Star appliances (refrigerator, electric range, and range hood), low-flow plumbing fixtures, and Energy Star lighting fixtures. The building is a masonry structure with a supportive service office suite, community room, laundry and the super's apartment on the ground floor, and residential apartments above. In addition, the Project will feature landscaped outdoor areas and bicycle storage. The project will have 24-7 front desk/security coverage.

On-site services are provided by Housing and Services, Inc., and funded by NYC. Services are designed to target the 66 formerly homeless special needs tenants but are available to all tenants that request them.

In addition to Energy Star certification, The Bedford is also LEED Platinum Certified.

Housing and Services, Inc. is a Manhattan based, non-profit developer of affordable and supportive housing.