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FOR IMMEDIATE RELEASE

OCV Architects' Supportive Housing Project Fox Point Earns LEED® Gold

Fox Point, an affordable and supportive housing project designed by OCV Architects, was awarded with LEED Gold, one of the first for supportive housing in New York City

New York, NY, March 7, 2012 – Sponsored by Palladia, Inc. and funded by the Dormitory Authority of the State of New York (DASNY) and the Department of Housing Preservation and Development (HPD), Fox Point provides 48 units of affordable housing for formerly homeless and low-income families and individuals. By achieving LEED Gold, Fox Point proves that with the right collaborative effort, supportive and low-income housing can afford to aim high when it comes to sustainability, even in an economically demanding marketplace.

Fox Point integrates green systems and materials into the building's design and operation to ensure its long-term viability, reducing the need for future repair and prohibitive operational costs, and thereby protecting the building as an investment in affordable housing. Among the sustainability features that helped Fox Point earn LEED Gold are:

- **Sustainable Sites:** By developing the site to include two green roofs and a vegetated yard, Fox Point maximizes open space, reduces the urban heat island effect, and decreases storm-water runoff, which has been identified as a regional priority for NYC.
- **Water Efficiency:** The use of native and non-invasive plants reduces irrigation water consumption by 75% compared to traditional methods.
- **Energy & Atmosphere:** Fox Point achieved 7 of 10 available points for Optimized Energy Performance, demonstrating an improvement of 33% in energy cost savings compared to baseline performance. Energy efficiency measures include an improved thermal envelope, solar shading, high-efficiency glazing, Energy Star appliances and equipment such as a microturbine which generates power and heat. This cogeneration reduces the demand on utility power while being more fuel efficient.
- **Materials & Resources:** Fox Point utilizes Regional, Recycled, and Rapidly Renewable material throughout the project, as well as wood from FSC certified forests.
- **Indoor Environmental Quality:** Fox Point provides increased ventilation, low-VOC materials and individual lighting and thermal controls to increase the occupants' comfort. In addition, 99% of all regularly occupied spaces are provided with a direct line of sight to exterior views.



- Innovation & Design: Fox Point achieved all 5 Innovation in Design credits, four of which are for exemplary performance of Sustainable Sites.

OCV Architects provided Palladia with the full range of architectural services from design through construction. As LEED consultant on the project, OCV provided green design and all Design and Construction credit documentation.

At the building's ribbon-cutting in late 2009, vice president and New York City office director for Enterprise, Abby Jo Sigal, called Fox Point "...a shining example of the green affordable housing Enterprise will make possible."

LEED, which stands for Leadership in Energy and Environmental Design, is the nation's preeminent program for the design, construction and operation of high performance green buildings as defined by the U.S. Green Building Council (USGBC). In addition to achieving LEED Gold, Fox Point is an Enterprise Green Communities project and received incentives under the New York State Energy Research and Development Agency's (NYSERDA's) New Construction Program.

About OCV Architects

Oaklander, Coogan and Vitto, P.C. is a versatile, award-winning architectural firm serving the New York Metropolitan area for over 30 years. OCV's body of work ranges from affordable and special needs housing to high-end private residences, from gut rehabs and historic preservation to innovative new construction. Having produced over 1,000 units of residential housing, the firm regularly partners with urban housing authorities and development groups to create sustainable, attractive residences within restrictive budgets. As a member of the U.S. Green Building Council, OCV strives to bring to each design respect for a project's site, setting, history and culture, while making every effort to build responsibly and sustainably. For more on OCV please visit <http://www.ocvarch.com>.

For further information on this release, Fox Point or similar projects, please contact:

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