HELP ONE

515 Blake Avenue

May 27, 2020
Bright Power

Bright Power is the premier provider of energy and water management services for real estate owners, investors, and operators.

We offer integrated solutions that deliver value to building owners, occupants, and the environment.

From utility bill analytics down to the nuts and bolts of making physical improvements to buildings, Bright Power does it all.
HELP USA

First project was HELP 1 in East New York (1987)

Grown from a single shelter to a national leader in the fight against homelessness

HELP USA employs over 200 people, many of whom live in East Brooklyn

Serves the community through:

• Child and youth services
• Domestic violence/family support services
• Veteran services
• Medical and dental services
HELP ONE Team

Developer:
HELP USA

Architect:
Curtis + Ginsberg Architects

Structural Engineers:
Joseph A. De Nardis P.E.

MEP:
Skyline Engineers

Contractor:
Monadnock Construction

Energy & Passive House Consultant:
Bright Power

Landscape Architect:
Terrain NYC
Project Introduction

Original site developed in late 1980s

Was HELP USA’s first transitional housing and family shelter building

Close proximity to other buildings developed by HELP USA

Four-building mixed-use complex:

- 503 apartment units
- Daycare center
- Support services
- Office space
- Youth program space
- Community-based retail
# Project Introduction

<table>
<thead>
<tr>
<th>Building</th>
<th>Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building A – Buildings of Excellence awardee</td>
<td>177</td>
</tr>
<tr>
<td>Building B</td>
<td>71</td>
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<tr>
<td>Buildings C &amp; D</td>
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</table>

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Dwelling Units</th>
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<tbody>
<tr>
<td>Families*</td>
<td>107</td>
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<tr>
<td>Formerly Homeless*</td>
<td>43</td>
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<tr>
<td>Formerly Homeless</td>
<td>77</td>
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<tr>
<td>Low Income</td>
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<td>Affordable</td>
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<td>Superintendent</td>
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</table>

*Indicates supportive housing
Design Objectives

Minimized operational and maintenance costs

Comfortable homes for more than 500 families and individuals

Energy Efficiency

Resilience
Site History

Existing Building

- Transitional housing for homeless families
- Constructed in 1987 with a design lifespan of 15 years
- 192 flexible residential units
- Day care and early childhood education facility
- HELP USA Staff offices
- Courtyard with play equipment
- Other on-site services

Limitations

- Lack of easy identified entrance
- Outdated shelter design
- Aging building where not all units are ADA accessible
- No onsite permanent housing
HELP USA’s High-Performance Building

Experience with high performance systems:

• Air source heat pumps
• Energy Recovery Ventilators (ERVs)
• Solar PV

Rendering by Nightnurse provided by Magnusson Architecture and Planning
HELP ONE’s High-Performance Features

- Building to Passive House and Enterprise Green Communities standards
- VRFs
- Robust ventilation system with energy recovery
- Highly insulated walls
- Well-sealed envelope
- On-site electricity generation through solar PV
Buildings of Excellence Competition Administered by NYSERDA

Awarded $1,000,000

Part of the Early Design Phase category

Thanks to the award, these additional features will be integrated into the project:

- Solar PV system (92+ kW)
- ERVs

Project now slated to meet NYSERDA NCP Tier 3 standards
Thank you!

Samuel Biele-Fisher
Manager, Affordable Housing Services
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