

BROOKLYN APARTMENTS MAKE UPGRADES TO REDUCE COSTS AND INCREASE COMFORT

Building improvements enhance resident health
and indoor air quality



Project Overview

Grower Green Housing Development Fund Corporation in Brooklyn is a group of 13 separate but mostly adjacent pre-war affordable housing buildings. With more than 1,000 residents from diverse backgrounds, the properties contribute to the cultural and socioeconomic fabric of New York City (NYC).

The electrical and mechanical systems for these buildings had not been upgraded in over 20 years. One property faced impending penalties related to carbon emission limits set by NYC's Local Law 97 (LL97). By working with NYC Accelerator, the property was able to make energy upgrades to improve efficiency and operating performance, while lowering costs, complying with LL97 through 2050, and benefiting resident health and well-being. See below for information specific to the building subject to LL97.

➤ **\$210,977:** Net project cost (after incentives)

➤ **\$260,461:** Total project cost (before incentives)

➤ **\$49,484:** Incentives received

➤ **\$4,925:** Estimated energy cost savings per year

➤ **Two years:** Actual project duration

➤ **\$12,981:** Estimated LL97 penalties avoided
per year from 2024-2050*

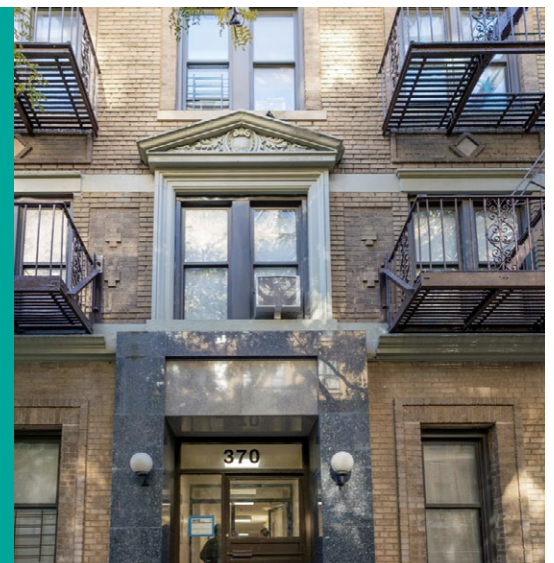
➤ **11.8 years:** Payback period†

The Opportunity

Property manager Kraus Management connected with Atlas Builders to make upgrades to key building systems and meet local building energy laws. After conducting energy audits, the team identified opportunities to increase roof insulation, install high-efficiency water heaters, improve elevators and lighting in common areas, and install LED lighting in tenant units.

➤ **The buildings' capital improvements cycle**, the falling cost of energy-efficient technologies, and available incentives made upgrades more affordable.

➤ **Inadequate roof insulation** contributed to inconsistent building temperatures and affected occupant comfort and utility costs.



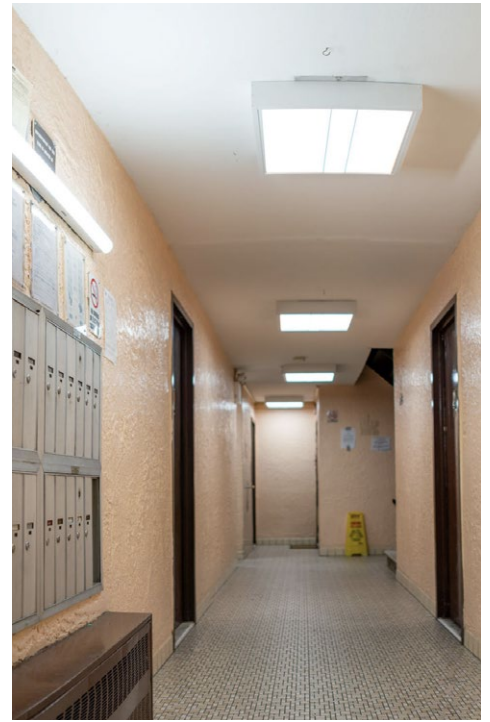
*The annual LL97 penalty avoidance amount is an annual average of the total period. The penalties are lower in the early years, and therefore the average penalty effectively overstates the actual penalty in the early years. †Additional operations and maintenance cost savings—such as from lower daily material and labor costs, fewer service callbacks, lower insurance rates, and higher property value—further improve project value and reduce the payback period but are not factored into this estimate due to insufficient data. Additionally, the project included elevator modernization, which is a high-cost, low-savings energy conservation measure. Excluding this measure would reduce the payback period to 2.6 years.



Plans to upgrade the building roofs with enhanced insulation and greater reflectivity will help maintain consistent indoor temperatures and prevent heat transfer.



High-efficiency domestic hot water heaters reduce emissions to comply with Local Law 97.



LED and elevator upgrades in common areas reduce electric and maintenance costs.

The Solution

By connecting with NYC Accelerator, the properties received:

Access to experts in project design, technological innovation, and financing

Help navigating local, state, and federal incentive programs to find funding for energy efficiency upgrades

Free training on local law compliance and financing options for energy-efficient technology

The Benefits

- NYSERDA incentives to offset the costs of an energy study
- Reduced operations and maintenance costs
- Enhanced occupant comfort and indoor air quality
- Increased property value
- Expected compliance with LL97 through 2050

“LL97 is really moving energy efficiency up the ladder for property owners. They are looking at more than just the bottom line and really seeing the impact of making their properties more cost efficient.”

Thor Hartten, Building Representative,
Atlas Builders

Want to help your building improve comfort, lower costs, and comply with local building energy laws?



Contact NYC Accelerator today to get started.

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NYC Accelerator is a program of the NYC Mayor's Office of Climate & Environmental Justice.

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