

(Pending Committee Approval)

**Meeting Minutes of the Housing Committee
Bronx Community Board 8
Monday, February 24, 2025**

Attendance

Present (5): Lee Chong (Vice Chair), Sebastian Chittilappilly, Yngrid DeLeon, Rhashida Hilliard (Chair), & Jessica Sosa

Absent (0)

We had a quorum.

Guests:

Public attendees in person: Andrea Arnold & Rebecca Poole

Julie Reyes, Chairperson, Bronx Community Board 8, Debby Allen, Bronx CB8 Member, David Gellman, Bronx CB8 Member

Public Attendees on Zoom:

Rosa Ramos, Kellianne Holland, Judith Blazer, Mary Elizabeth Rosa, Louise Parms, Roswitha Paulmann, Merwin, Bryan Cronin, Allen Hobbs, Wendy Levinson, Bernadine Donahue, Heather Guerino, Samuel Cortorreal

1. Welcome & Roll Call:

The meeting was called to order by Rhashida Hilliard at 6:30pm.

2. Approval of the Housing Minutes from January 27, 2025:

The minutes were approved unanimously.

3. New York City Accelerator Guest Speaker (Valerie Corbett):

At 6:35pm guest Speaker, Valerie Corbett, Account Manager for NYC Accelerator gave a presentation to the Community Board 8 members. NYC Accelerator is an agency that provides free resources, training, and one-on-one expert guidance to help building owners and industry professionals improve energy efficiency and reduce carbon emissions from NYC. Valerie spoke about Local Law 97. In 2019, New York City enacted Local Law 97 (LL97) as a part of the Climate Mobilization Act. The goal of this act is to achieve carbon neutrality. Communities achieve carbon neutrality when the amount of carbon dioxide released into the air is offset by the amount that is absorbed. LL97 establishes the carbon emission limits for New York City's largest buildings. Buildings that exceed the annual emissions limits will be fined. We also asked Valerie to speak about anything associated LL97 like section 103-07 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York. We wanted to know the full law in layperson's terms. Furthermore, we are interested in how the city will ensure that buildings are in compliance with the laws (w/o adding

further economic burdens on tenants (and PARTICULARLY to shareholders in coops and condos)? Valerie provided an abundance of information and explained NYC Accelerator's role in guiding buildings to work toward carbon neutrality. She explained that NYC Accelerator provides trainings for facilities, has a large list of service providers, and has financing experts. They can do energy audits on buildings to eventually help the city to lead the way for greenhouse gas reduction. For more information on LL97 and NYC Accelerator's role in helping buildings be in compliance with the law, please read the attached slide deck from the meeting.

4. Question and Answer Session:

Throughout the session, Valerie encouraged constituents to ask clarifying questions. The main questions were:

- What other big cities have been in compliance with such a law (of carbon neutrality)? Who paid?
- Is there any real-life tangible evidence (beyond lab reports) that these initiatives actually work?
- For the buildings that are older (pre-and even post-war), what measures are being taken to make sure they are in compliance since electrification isn't an option although it is a goal? Is the city even capable of upgrading the grid in time to meet its own deadline?

The full meeting is linked to the bottom of these minutes. For additional resources, check the links below the attached video of the meeting.

5. Fiscal Year 2027 Budget Priorities:

After going over the Register of Community Board Budget Requests, it appears that we can remove items from the budget because the corresponding agencies said that they can accommodate the requests. However, CB8 Chairperson, Julie Reyes has suggested that we seek insight about how to continue to support each request until the project has reached completion.

6. Chair's Report:

N/A

7. Old Business:

N/A

8. New Business:

N/A

9. Adjournment:

Meeting was adjourned at 8:26pm

The Housing Committee Meeting can be viewed [here](#).

Minutes submitted by Rhashida Hilliard, Housing Committee Chair

Helpful links:

A list of links to incentive programs, service providers, laws & rules, public data websites, etc. is below.

If your interest is primarily in:

Free and low-cost measures

- **[NYC Cool Roofs program](#)**
 - Free reflective roof coating
 - Multifamily eligibility for free upgrade: 1 or more rent regulated units; others pay for materials
 - [Cool Roof program](#) screens and installs
- **[Con Edison and NatGrid Multifamily Free Direct Install In-Unit Measures](#)**
 - Direct install in-unit measures in both Con Ed and NatGrid service territories
 - Free in-unit LEDs (eligibility: Con Ed common area and in-unit electric account)
 - Free water conservation measures (eligibility: gas heating and/or domestic hot water system)
- **[Con Edison Electric Market Rate Multifamily Energy Efficiency Program \(MFEED\) and Affordable Multifamily Energy Efficiency Program \(AMEEP\) prescriptive lighting incentives](#)**
 - Common area LED lighting retrofits including lighting controls
 - Higher incentive for affordable vs. market rate buildings
 - Installed by qualified lighting contractors that participate in Con Edison [MFEED](#)/[AMEEP](#) programs, includes free building walk-through lighting audit
- **[Con Edison Instant Lighting Incentive Program for Commercial and Industrial Customers](#)**
 - Purchase incentivized high-efficiency ENERGYSTAR & DesignLights Consortium® LED lamps, fixtures and retrofit kits from eligible distributor
 - Building can't be active in other Con Ed Energy Efficiency programs
 - Self-install within 30 days, need maintenance staff in-house that can do the installation
 - Well suited for buildings where only partial LED upgrade is needed or to replace existing LED fixtures.
- **[Con Edison Neighborhood Program/Brooklyn Queens Demand Management](#) (BQDM)**
 - Available in certain areas of Brooklyn and Queens: See the [BQDM map](#).
 - Incentives for:
 - common area lighting upgrades,
 - higher efficiency Packaged Terminal Air Conditioner (PTAC),
 - elevator modernization,
 - cooling tower and chiller replacement based on demand reduction

- Benefit of higher efficiency PTAC - must be 10% better than code. Always compare proposed PTACs to PTAC Heat Pumps, Variable Refrigerant Flow (VRF) systems or a Cold Climate single package vertical heat pumps (SPVHPs) before making a decision.
- See the [Northeast Energy Efficiency Partnerships Cold Climate Air Source Heat Pump Product List Feb. 2024.](#)
- **Heating system upgrades for Multifamily**
 - [Con Edison Eligible measures:](#) hot water/condensing/steam boilers, storage tank water heaters, energy management systems, steam traps, boiler clean and tune, linear pipe insulation, 2-pipe steam retro-commissioning
 - [NatGrid Eligible measures:](#) hydronic/condensing boilers, boiler controls, steam traps, pipe insulation
 - Fuel conversions from oil to gas are not incentivized
 - Buildings using #4 oil should consider electrification. Please note that the *DOB will not issue or renew work permits, certificates of operation or registrations for a boiler to burn No. 4 oil as of June 30, 2024.*
- **Building envelope upgrades for Multifamily**
 - [Con Edison Market Rate Multifamily](#) and National Grid C&I
 - [Con Edison Affordable Multifamily:](#) Con Ed/NYS AMEEP prescriptive, gives higher incentive
 - Con Edison Eligible Measures: roof and wall insulation, windows, air-sealing
 - [NatGrid Eligible Measures:](#) under weatherization measures and include wall, attic & roof insulation, windows, and other
- **Affordable Multifamily Comprehensive Retrofits**
 - [Determine your NYS AMEEP Comprehensive vs Non-Comprehensive Pathway for affordable housing](#)
 - [Determine NYS Affordable Multifamily Energy Efficiency Program \(AMEEP\) eligibility](#)
 - Affordability: Must provide [Eligibility Proxy Documentation](#) or tenant income verification using rent roll. Use the [Con Edison Affordable Multifamily Building Screener Tool](#) to check eligibility
 - [See How FlexTech and AMEEP work together](#) (pdf)
 - [Eligible Cost-shared Services](#)
 - Starts with energy audit which identifies Energy Conservation Measures (ECMs) /capital projects
 - Incentive varies between \$1500 to \$2000 per dwelling unit with capped total incentive
 - [Bundle EE projects to earn 100 point minimum to participate](#) (AMEEP Comprehensive vs Non-Comprehensive Summary)
 - Audits and installation with [Con Edison Participating Contractors](#)
- **Weatherization Assistance Program (WAP) with Cost Share (i.e. not totally free)**
 - There are different WAP Service Provider for specific NYC territories, including the [Association for Energy Affordability \(AEA\)](#), [Harlem Community](#)

[Development Corporation, Housing Conservation Coordinators, Inc. and Northern Manhattan Improvement Corp.](#) See AEA program as an example.

- See Brooklyn's WAP coordinator [Sunset Park Redevelopment Committee](#)
- Buildings where 66% of building tenants are income eligible ($\leq 60\%$ NYC AMI) or are categorically eligible, such as receive rental assistance, food stamps, etc.
- Starts with audit, which determines eligible measures; incentives provide **up to 70-75% cost share**
- Audits and installation of ECMs coordinated by WAP subgrantees/service providers with specific territories
- Incentives from other programs, such as AMEEP can be combined with WAP incentive
- WAP is a fuel agnostic program

- **Building Electrification Measures**

- **[Clean Heat Program](#)**

- Eligibility: active Con Edison electric account
 - Eligible technologies: e.g. mini-splits, VRF systems, cold climate PTAC heat pumps, DHW heat pumps
 - Fossil fuel-based heating system must be decommissioned to access incentives, no common area projects only
 - [Find a Clean Heat Contractor](#)

[NYSERDA Multifamily Low Carbon Pathways](#) (NYSERDA MLCP)

- Eligibility: Con Edison electric account; building pays to the SBC (system benefits charge) on their electric bill
- Available for both affordable and market rate buildings
- Other requirements: own or manage 10 or more buildings or current member in at least one building owner or property management organization
- Four packages of incentivized energy upgrades, implement one or more packages, the order is flexible.
- Packages include required and recommended measures
- **Envelope:** Roof (\$250 to \$500 per unit); Air Sealing (\$50 per unit); Ventilation (\$750 per unit) plus \$1,000 per unit if first package implemented and no other measures implemented.
- **Appliances** (Induction Stove (\$700 per unit), Heat Pump Dryers (\$500 per unit)
- **Heating and Cooling** (\$2,000 Partial Load to \$4,000 Full Load per unit - in addition to NY Clean Heat Incentives)
- **Domestic Hot Water** (DHW) (\$750 to \$1,500 per unit)
- **Incentives up to \$9,950 per dwelling unit if all Upgrade Packages are maximized.**
- These NYSEDA Multifamily Low Carbon Pathways incentives are stackable in addition to the [Clean Heat Incentives](#)
- Find a [NYSEDA Multifamily Building Solutions Provider](#) or a [NYSEDA FlexTech Consultant](#)
- Find a consultant using the [NYC Accelerator's Service Provider Tool](#).

- **[NYSEDA FlexTech Program](#)** for Energy Audit and Electrification Studies

- Eligibility: Con Edison electric account; building pays to the SBC (system benefits charge) on their electric bill
- NYSERDA allows LL87 Energy Audit since it is an ASHRAE Level II audit. Buildings are >50k sf.
- Affordable Multifamily projects eligible for 75% cost share
- Market Rate Multifamily eligible for 50% cost share

• **Solar PV Feasibility** - free study by the NYC Accelerator

- Free [solar screening and assessment through NYC Accelerator \(SolarOne\)](#)
- Email or call us to receive a free **Solar PV Feasibility Study**

(212) 656-9202

info@accelerator.nyc

- Find Installers in the [NY Sun Program](#)

• **CONTRACTORS**

- [Con Edison Multifamily Service Providers](#)
- [NYSERDA FlexTech/Multifamily Solutions Service Providers](#)
- [NYSERDA FlexTech Consultant](#)
- [NY Clean Heat](#)
- [NY Solar Program \(NY-SUN\)](#)

- **LL97 & LL88 Laws in the NYC Administrative Code, including amendments to date:**

Note: To stay up to date on LL88 (Article 310 & 311) or LL97 LAW (Article 320 & 321) or any other local NYC law, the best place to find these laws with all the amendments to date is in the [NYC Administrative Code](#). This is on the American Legal Publishing website, and is also constantly updated.

| | | | |
|-----------------------------------|---|------------|-------------------|
| LL88 Law Upgrade Lighting Systems | LL88 Law Installation of Electrical Sub-Meters in Tenant Spaces | LL88 Rules | LL88 Filing Guide |
|-----------------------------------|---|------------|-------------------|

| | | | |
|--|--|---|--|
| <p>Article 310: Required Upgrade of Lighting Systems Editor's note: For related unconsolidated provisions, see Appendix A at L.L. 2009/088.</p> <p>§ 28-310.1 General.</p> <p><i>From</i> https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYAdmin/0-0-0-158536</p> | <p>Article 311: Installation of Electrical Sub-Meters In Tenant Spaces Editor's note: For related unconsolidated provisions, see Appendix A at L.L. 2009/088.</p> <p>§ 28-311.1 General.</p> <p><i>From</i> https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYAdmin/0-0-0-158556</p> | <p>§ 103-18 Upgrades of Lighting Systems and Installation of Electrical Sub-meters in Tenant Spaces.</p> <p><i>From</i> https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCrules/0-0-0-145081</p> | <p>See PECM #10 in Article 321 Filing Guide</p> |
|--|--|---|--|

| | | | | |
|-----------------------------|-----------------------------------|-----------------------------|-------------------------------|--------------------------|
| LL97 Law Article 320 | LL97 Law Article 320 Rules | LL97 Law Article 321 | LL97 Rules Article 321 | LL97 Filing Guide |
|-----------------------------|-----------------------------------|-----------------------------|-------------------------------|--------------------------|

| | | | | |
|---|---|--|---|---|
| <p>Article 320: Building Energy and Emissions Limits</p> <p>§ 28-320.1 Definitions.</p> <p><i>From</i> <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCadmin/0-0-0-158878></p> <p><u>§ 28-320.7 Adjustment to applicable annual building emissions limit.</u></p> <p><i>From</i> <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCadmin/0-0-0-159063></p> | <p>§ 103-14 Requirements for Reporting Annual Greenhouse Gas (GHG) Emissions for Covered Buildings.</p> <p><i>From</i> <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCrules/0-0-0-135845></p> | <p>Article 321: Energy Conservation Measure Requirements for Certain Buildings</p> <p>§ 28-321.1 Definitions.</p> <p><i>From</i> <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCadmin/0-0-0-224108></p> | <p>§ 103-17 Energy Conservation Measure Requirements for Certain Buildings.</p> <p><i>From</i> <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCrules/0-0-0-144979></p> | <p>article 320 guid e.pdf</p> <p>321_f iling guide. pdf (nyc.g ov)</p> <p>LL97 Guid e Articl e 320.7 Adjus tment for Exter nal or Finan cial Const raints</p> <p>LL97 Adjus tment s Appli cation Filing Guid e 12- 2024 v. 1.2</p> <p>BEA M guida nce docu ment for</p> |
|---|---|--|---|---|

| | | | | |
|--|--|--|--|--|
| | | | | LL97 Com plianc e Repo rt Subm ission Portal NYC DOB Sustai nabili ty websi te (See LL97, LL84, LL33, LL87, LL88, LL92 & LL94, LL15 4 and the NYC Energ y Cons ervati on Code (NYC ECC)) |
|--|--|--|--|--|

COVERED BUILDING LISTS (cbl)

This list is intended only as a reference for building owners to consider in consultation with legal representatives and RDPs.

- [LL97 CBL](#) (PDF) Find your building
- [LL97 CBL](#) (Excel) Find your building

- [CBL Matrix](#) (PDF)
- [LL97 CBL FAQs](#)

[LL88 Covered Building List](#) (pdf)

[LL88 Covered Building List](#) (excel)

From <<https://www.nyc.gov/site/buildings/codes/ll88-lighting-system-upgrades-sub-meter-installation.page>>

From <<https://www.nyc.gov/site/buildings/codes/ll97-greenhouse-gas-emissions-reductions.page>>

NYC PUBLIC DATA WEBSITES - FIND YOUR BUILDING HERE

<https://data.cityofnewyork.us/profile/heavingto/bq3z-kn9r> (Search for your LL84 and LL87 Reports, etc.)

<https://a810-dobnow.nyc.gov/publish/Index.html#!/search> (Find your building's LL33 Grade)

<https://a836-pts-access.nyc.gov/care/forms/htmlframe.aspx?mode=content/home.htm> (Dept of Finance)

<https://a826-web01.nyc.gov/DEP.BoilerInformationExt/> (Find your DEP Boiler Permit)

<https://www.be-exchange.org/calculator/> (Calculate your building's LL97 estimated penalties)

<https://www.google.com/maps/@40.7796832,-73.947781,15car> (Satellite map of your building)

<https://nysolarmap.com/> (NY Solar Map of the roof of your building)

[NYC Accelerator](#) | [NYC Accelerator](#) (NYC Accelerator website - Find a Service Provider, Case Studies, Training, etc.)

Bronx Community Board 8 Housing Committee Meeting

Presented by:
Valerie Corbett, Account Manager



Agenda

- + NYC Accelerator
 - Program Overview
- + The Climate Mobilization Act and Local Law 97
- + LL97 Article 320 & 321
- + NYC Accelerator Offerings
- + NYC Accelerator Financing



What is NYC Accelerator?

- + A New York City program to help control costs, meet compliance requirements for local laws, boost building performance, increase energy savings, and reduce carbon emissions across New York City buildings.
- + NYC Accelerator:
 - Provides **free technical guidance** to help the market transform how our buildings operate and are built
 - **Identifies building upgrade projects** to help meet emissions limits established under the Climate Mobilization Act
 - Offers **no-cost building operator trainings** and supports green workforce development
 - **Connects building decisionmakers directly with service providers** to implement decarbonization projects
 - **Helps buildings identify applicable financial incentives** and financing, such as NYC Accelerator PACE



How Does NYC Accelerator Work?

+ Who is eligible?

- Any privately owned New York City building $\geq 5,000$ square feet (new or existing)
- Smaller buildings referred to partner organizations

+ How does it work?

- Call us and get connected with a dedicated Account Manager
- Receive objective advice customized to your needs

+ How much does it cost, and what's the catch?

- No catch, no cost, no sign-up or commitment



How can NYC Accelerator help you?

Help clarify LL97 requirements

Identify GHG emissions & compare to limits

Determine which pathway is appropriate for a building: Meet GHG limits or implement PECMs

Help identify applicable financing or incentive programs and assemble a team of service providers

Provide project management support through project completion!

Case Studies: 205 Hicks Street

+ Building Portfolio:

- Prewar, multifamily co-op
- Brooklyn Heights
- 22 residential units

+ Challenge

- 50-year-old oil-burning boiler
- Upcoming estimated LL97 penalties



Case Studies: 205 Hicks Street

+ Upgrades

- Installation of heat pumps for heating and cooling within each unit
- Installation of heat pump hot water heaters

+ Cost

- **\$900,000** total project cost

+ Savings

- **\$215,694** awarded through the Con Edison Clean Heat program
- Estimated yearly penalties avoided for LL97: **\$0** in 2024 and **\$13,400** in 2030





What is LL97?

Local Law 97 (LL97) Overview

+ Article 320: Market Rate buildings >25,000 square feet will meet ambitious carbon reduction targets

- First carbon emissions limit will be applied in 2024-2029
- Second carbon emissions limit will be applied in 2030-2034
- Lower limits will follow in 2035 and beyond to reach carbon neutrality by 2050

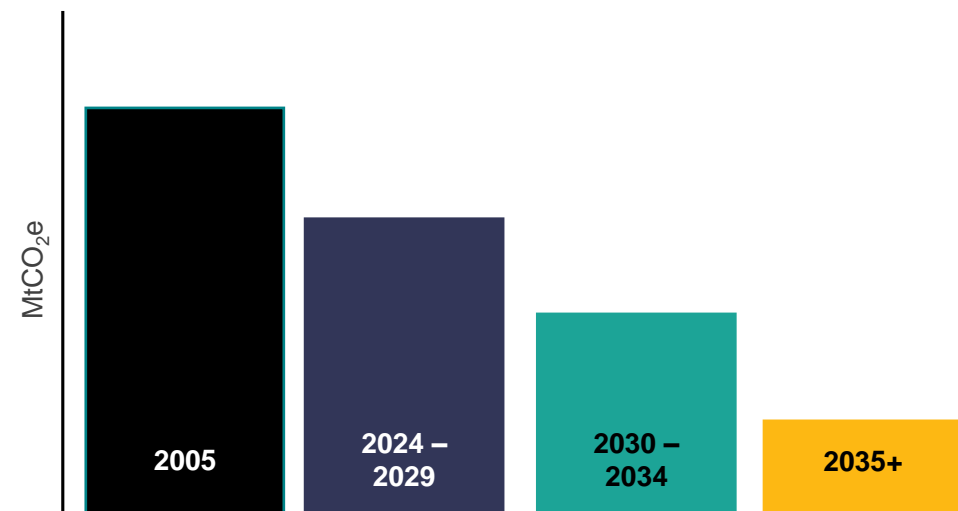
Under existing conditions:

- 90% of properties projected to meet 2024-2029 LL97 limits
- 46% of properties projected to meet 2030-2034 LL97 limits

+ Article 321: Affordable Housing buildings >25,000 square feet have varying requirements

- Meet 2030 LL97 **emission limits** within a defined timeframe **OR**
- Implement Prescriptive Energy Conservation Measures (“Prescriptive Path”)

LL97 Carbon Emissions Limits



This visual is a conceptual aid and does not represent actual emissions caps established under LL97.

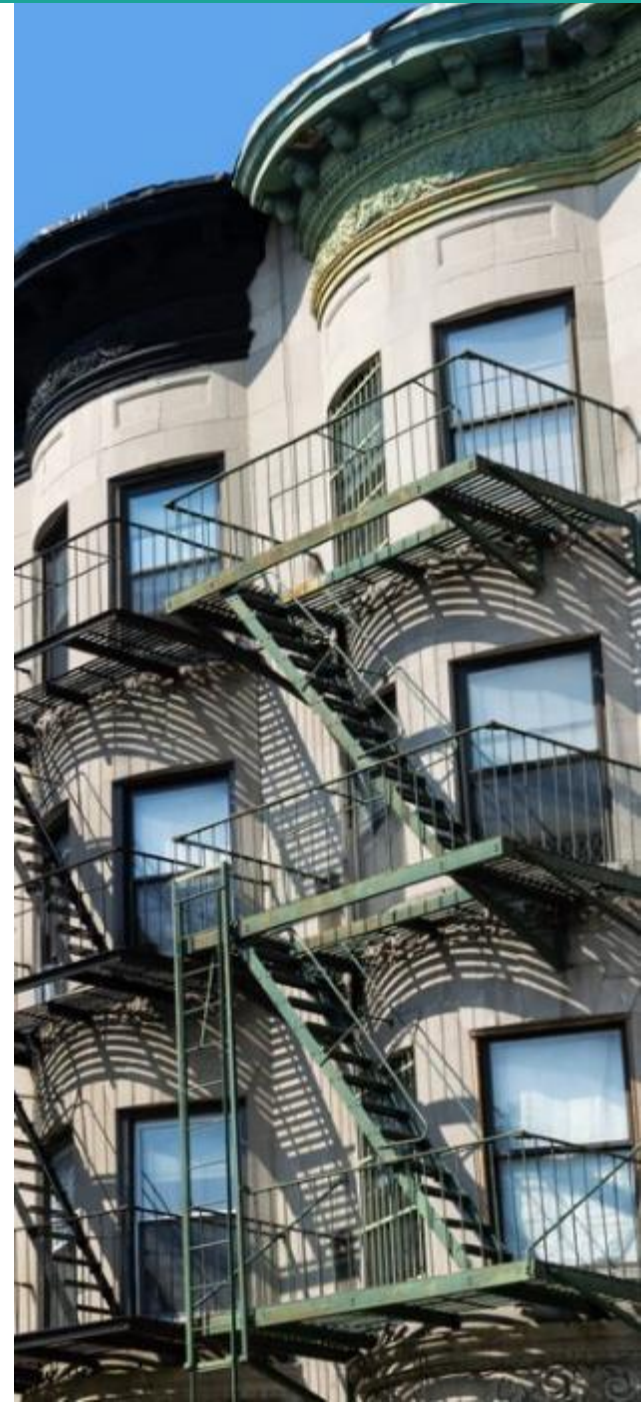
NYC's Department of Buildings (DOB): New Issued Rules for Local Law 97

The New York City Department of Buildings (DOB) issued a new set of rules to guide the implementation of LL97 in September of 2023.

The key highlights:

- + Penalty mitigation pathways, including what is considered a “Good Faith Effort” to comply with the law’s 2024 carbon limits.
- + **Additional credit for early electrification work that building owners can apply toward emissions reduction targets.**
- + Reporting requirements and penalties for affordable housing and houses of worship under the law’s Article 321 prescriptive pathway.

DOB released updated LL97 Filing Guide in April 2024.



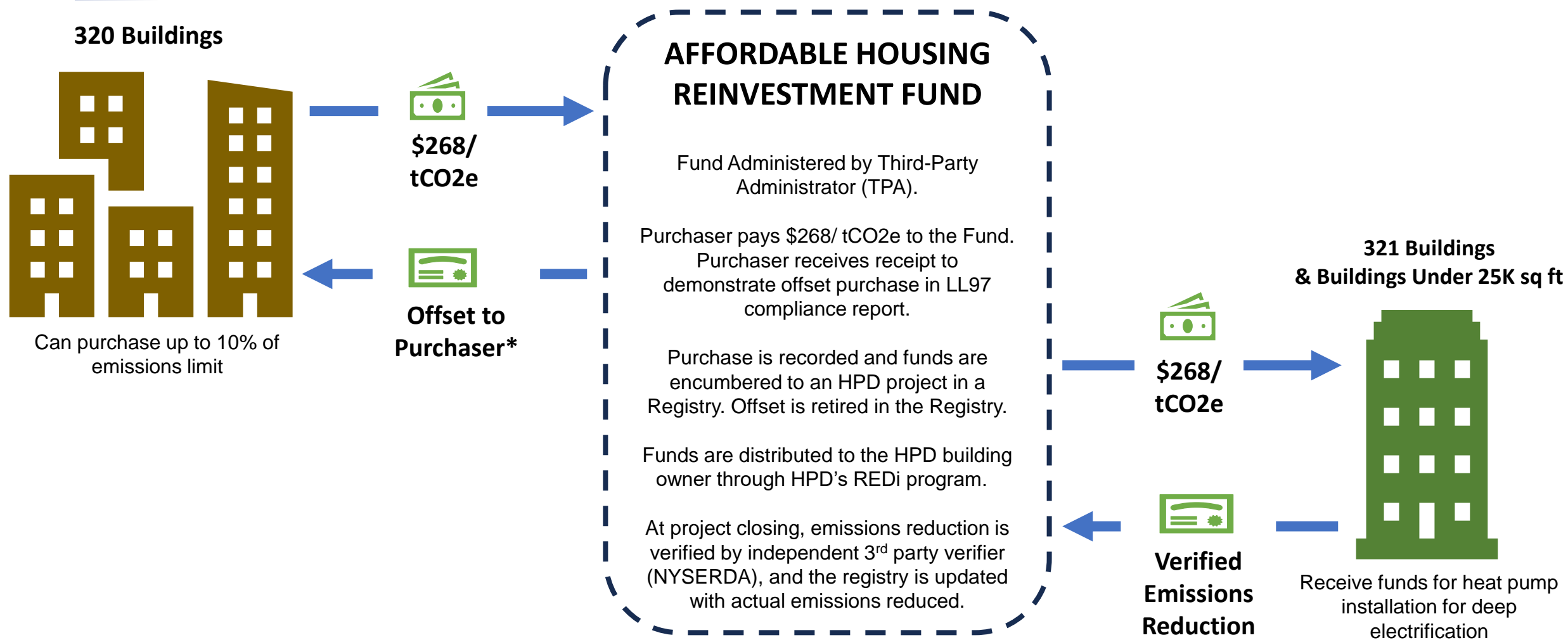
THIRD MAJOR LL97 PROPOSED RULE PACKAGE

- Offsets (LL97 Affordable Housing Reinvestment Fund)
- 320.7 Adjustments
 - External Constraints
 - Financial Constraints
- Biofuels
- Cogen
- Fees
- Clean-up

RESOURCES:

- Email DOB: dobrules@buildings.nyc.gov
- NYC Rules: <http://rules.cityofnewyork.us>

LL 97-QUALIFYING OFFSETS

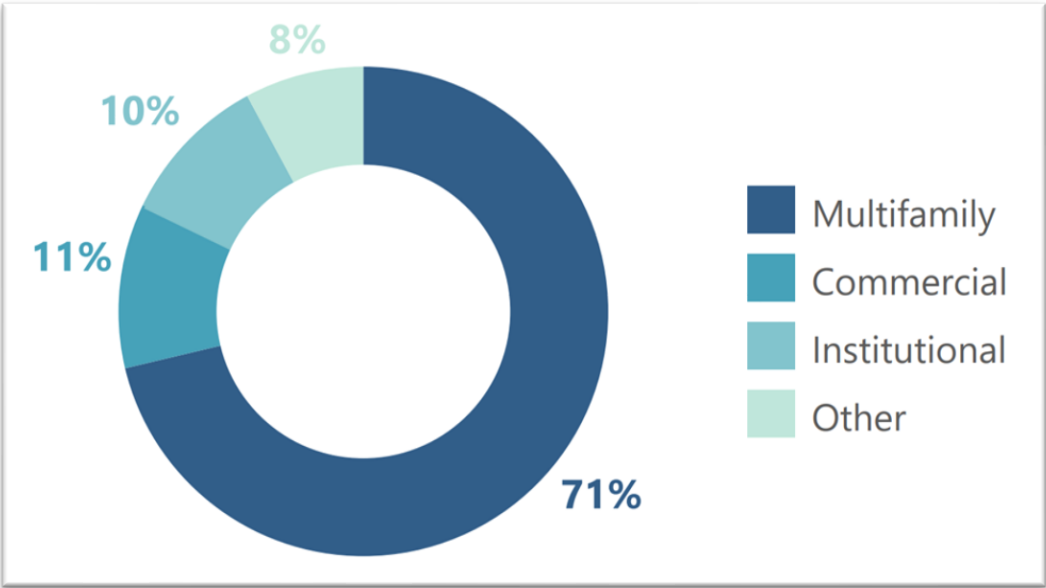


320.7 ADJUSTMENTS: FINANCIAL CONSTRAINTS

| Type of Building | Standard | Justification |
|--|--|---|
| Condos / Co-ops | Annual costs for owners have gone up an average of 5% above the rate of inflation over the prior 3 years | Reflects an increase considered significant and unlikely to be caused by routine increases in building expenses |
| Nonprofits | Negative revenue less expenses for the prior 2 years | Reflects language in LL97 |
| Buildings with an affordable housing regulatory agreement or no debt | Income-expense ratio less than 1.05 | Ratio (1.05) has been used by HPD/HDC as an equivalent threshold to a debt service coverage ratio (DSCR) of 1.15 for these types of buildings |
| All other buildings | Debt service coverage ratio less than 1.15 | DSCR is the primary measure used by lenders and banks to determine if an entity can sustain its debt based on its cash flow, and a DSCR of 1.15 is commonly used to determine whether a building can qualify for a loan |

*LL97 Compliance in District 11

Properties in CD 11 required to comply with emissions limits from Jan 1, 2024**: 812



Properties subject** to
Article 320 of LL97: 331
Article 321 of LL97: 481

| 2024-2029 Compliance Period | |
|-----------------------------|--------------------------|
| Projected Compliance Rate | Projected Median Penalty |
| 93% | \$19,685 |

| 2030-2034 Compliance Period | |
|-----------------------------|--------------------------|
| Projected Compliance Rate | Projected Median Penalty |
| 31% | \$20,807 |

*Metrics are based off 2022 benchmarking data and NYC Council District lines
**DCAS and NYCHA properties must comply with LL97 but are not included in these counts

Energy Conservation Projects in District 11 with NYC Accelerator

917 active projects across 644 engaged buildings in District 11:

Of those engaged buildings undergoing active projects with NYC Accelerator,

94% (605) are covered by LL97

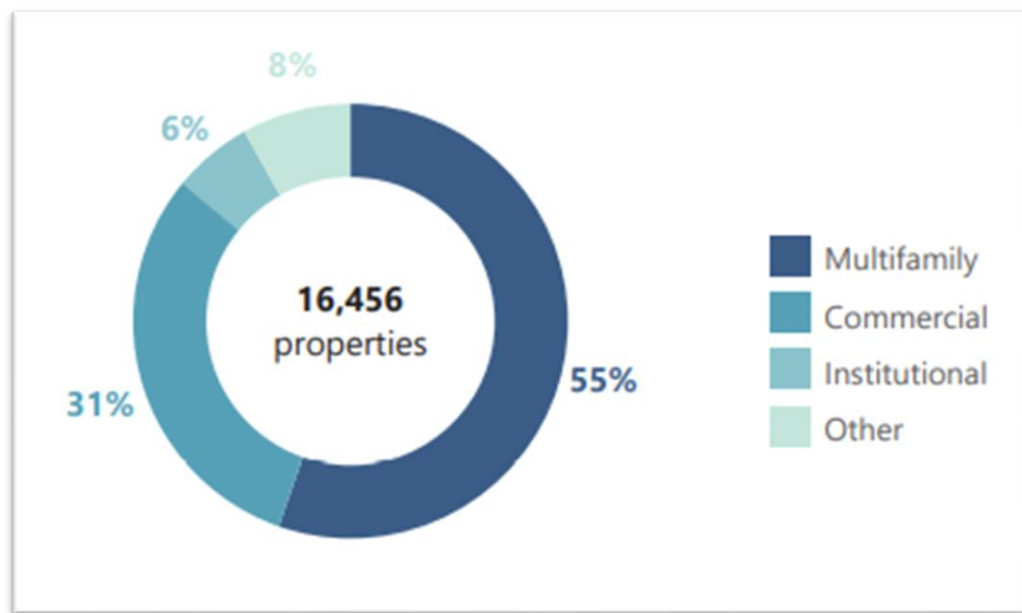
The most common types of projects happening within District 11 are related to:

1. LL97 Compliance Assistance
2. Heating Distribution System
3. Building Envelope
4. Distributed Generation
5. Lighting

41% of all active projects with NYC Accelerator in CD 11 are completed.

*Citywide Compliance

Properties in NYC required to comply with emissions limits from Jan 1, 2024**: **25,302**



Properties subject** to
Article 320 of LL97: **16,456**
Article 321 of LL97: **8,846**

*Metrics are based off 2022 benchmarking data and NYC Council District lines

**DCAS and NYCHA properties must comply with LL97 but are not included in these counts

| 2024-2029 Compliance Period | |
|-----------------------------|--------------------------|
| Projected Compliance Rate | Projected Median Penalty |
| 89% | \$19,752 |
| 2030-2034 Compliance Period | |
| Projected Compliance Rate | Projected Median Penalty |
| 37% | \$22,867 |



Local Law 97 – Article 320

LL97: How Existing Buildings Could Meet 2030 Limits

| RANGE OF BUILDINGS | SAMPLE SCOPES TO MEET 2030 LIMITS | GHG REDUCTIONS |
|--|--|----------------|
| Buildings already performing close to 2030 targets | <ul style="list-style-type: none"> • Invest in maintenance • Install low-flow fixtures • Air seal building • Heating system upgrades | 22%-29% |
| Buildings that are significantly underperforming | All of the above, PLUS: <ul style="list-style-type: none"> • Roof insulation and air sealing • Replace heating system with more efficient system • Lighting improvements • Heating system controls and sensors | 29%-48% |
| The worst-performing buildings (the worst 20 th percentile) | All of the above, PLUS: <ul style="list-style-type: none"> • Install heat pump hot water heaters • Upgrade old windows | 44%-63% |

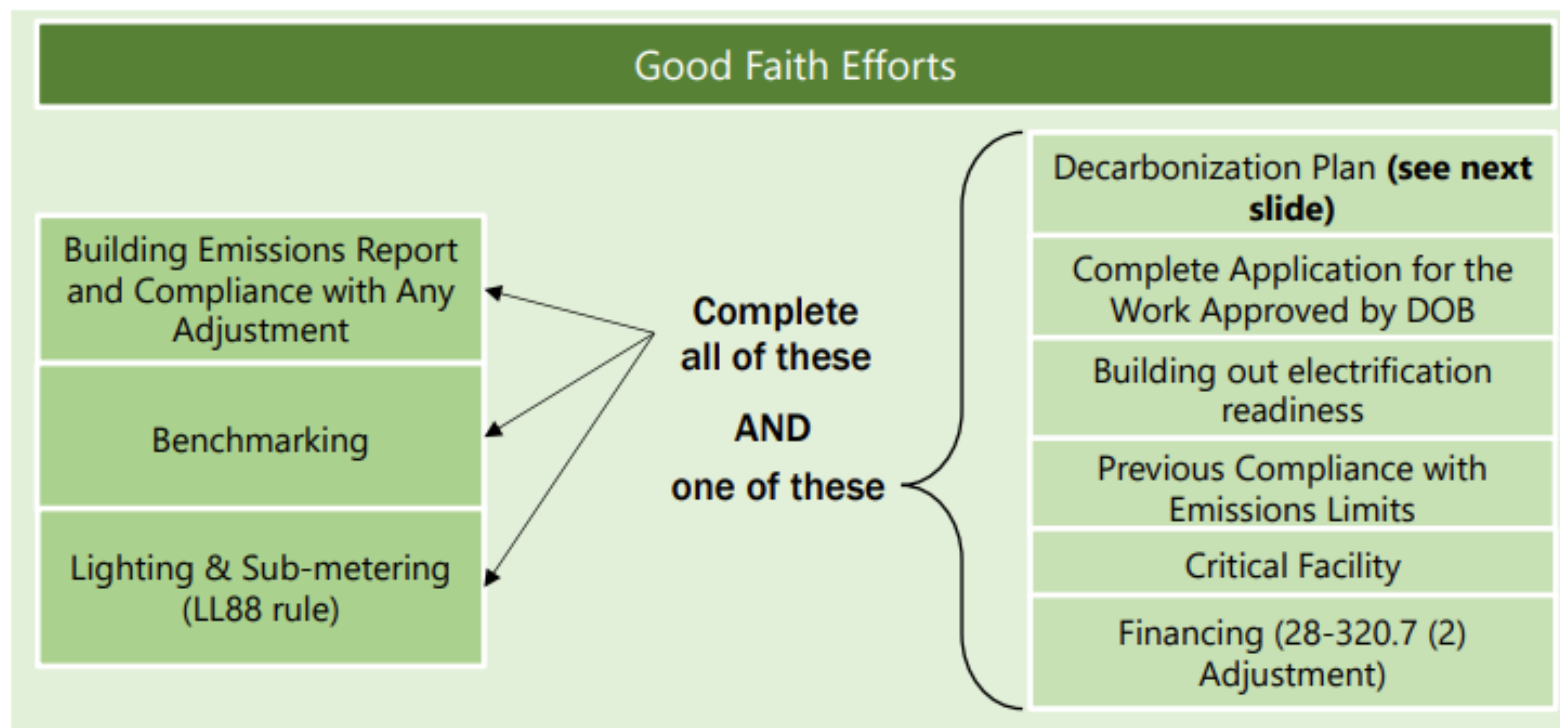
LL97: Good Faith Effort

Properties have two main compliance responsibilities:

- + Meeting emission limits
- + Submitting a building emissions report

Unexpected or Unforeseeable Event

Penalty mitigation opportunities* (2024-2029)



*Adjustments available for hospitals, nonprofits, landmarks and buildings with special circumstances or financial hardship.

Decarbonization Plan Pathway

A plan for reaching net zero carbon emissions by 2050, including:

- ☐ Energy audit
- ☐ Inventory of major equipment
- ☐ List of alterations needed for compliance, consisting of:
 - ✓ Timeline
 - ✓ Financing plan
 - ✓ Expected emissions reductions

Additionally:

No RECs in the first compliance period.

Important Decarb Plan Dates:

| | |
|--|-------------|
| Submit the decarb plan by: | May 1, 2025 |
| Meet the 2024 emissions limit by: | May 1, 2027 |
| Demonstrate* that the work for 2030 compliance is underway by: | May 1, 2028 |

*Complete Application for the Work
Approved by DOB



Local Law 97 – Article 321 (Affordable Housing Buildings)

Local Law 97 Compliance Guidelines for Rent Regulated and Affordable Housing

LL97 covered buildings[†] with rent regulated and/or affordable units should follow one of the pathways below:

Article 321: The Prescriptive Pathway

- > 35% of units subject to rent regulation (regardless of any income restrictions), OR
- Is an HDFC co-op (not a rental), OR
- Has 1+ units that participate in a federal project-based housing program (e.g., Section 8, Section 202, Section 811, or CoC), OR
- Participates in NYCHA PACT



Building must follow the Prescriptive Pathway (Article 321):

- Demonstrate that emissions are below the applicable 2030 limits, OR
- Show that applicable Prescriptive Energy Conservation Measures have been fully Implemented

AND file a one-time report by May 2025¹

1. Note that new rules allow buildings additional time to comply if they can demonstrate progress

***Further information is available here: [§28-321](#)**

Article 320: The 2026 Pathway

- Has 1+ rent regulated units and no more than 35% of units subject to rent regulation (regardless of any income restrictions) AND
- Does not have any units with income-restriction as defined under the 2035 Pathway



Building must follow the 2026 Compliance Pathway:

The building must:

- Meet emission limits starting in 2026, or face penalties of \$268 per ton of carbon for exceeding the limits

File Annual reports starting May 2027*

***Further information is available here: [§28-320.3.10.1](#)**

Article 320: The 2035 Pathway

- Is a Mitchell-Lama with no units that participate in a federal project-based housing program, OR
- Has < 35%¹ rent regulated units and has 1+ units that are income restricted through certain* loans, grants, real property tax benefits (e.g., 420-c, Article XI, UDAAP), or property disposition programs

Note that units with an income restriction imposed solely through the Zoning Resolution (e.g., Inclusionary Housing programs) do not count as "income restricted" for the purposes of this path.



Building must follow the 2035 Compliance Pathway:

The building must:

- Meet emission limits starting in 2035, or face penalties of \$268 per ton of carbon for exceeding the limits

File annual reports starting May 2036*

1. Revised in 2024 clarify criteria for the 2035 pathway

***Further information is available here: [§28-320.3.9](#)**

[†]LL97 generally covers, with some exceptions: buildings that exceeds 25,000 gross square feet; two or more buildings on the same tax lot that together exceed 50,000 square feet; two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet. **Image source:** <https://www.nyc.gov/site/hpd/services-and-information/ll97-guidance-for-affordable-housing.page>

Article 321: Prescriptive Measures

✓ These measures could equate to 5-10% in energy cost savings and up to 10% reduction in GHG emissions – *if the full set of measures are implemented.*

GENERAL:

- + Installing individual temperature controls.
- + Insulating all exposed pipes for heating and/or hot water.
- + Installing heating system sensors and boiler controls.
- + Installing radiant barriers behind freestanding radiators.
- + Installing timers on exhaust fans.
- + Upgrading common area lighting (Aligns w/ LL134 2025 deadline).
- + Weatherizing and air sealing.

STEAM SYSTEMS:

- + Replacing or repairing all steam traps.
- + Upgrading steam system master venting.
- + Insulating steam system condensate tank or water tank.

MAINTENANCE:

- + Adjusting temperature set points for heat and hot water.
- + Repairing all heating system leaks.
- + Maintaining heating systems.



NYC Accelerator Offerings

Building Energy Snapshot Tool

3347 14 STREET

LONG ISLAND CITY, NY, USA

BBL: 4005280050

Total Square Feet: 444,000

Buildings on Lot: 7

Year of Energy Data Used: 2019

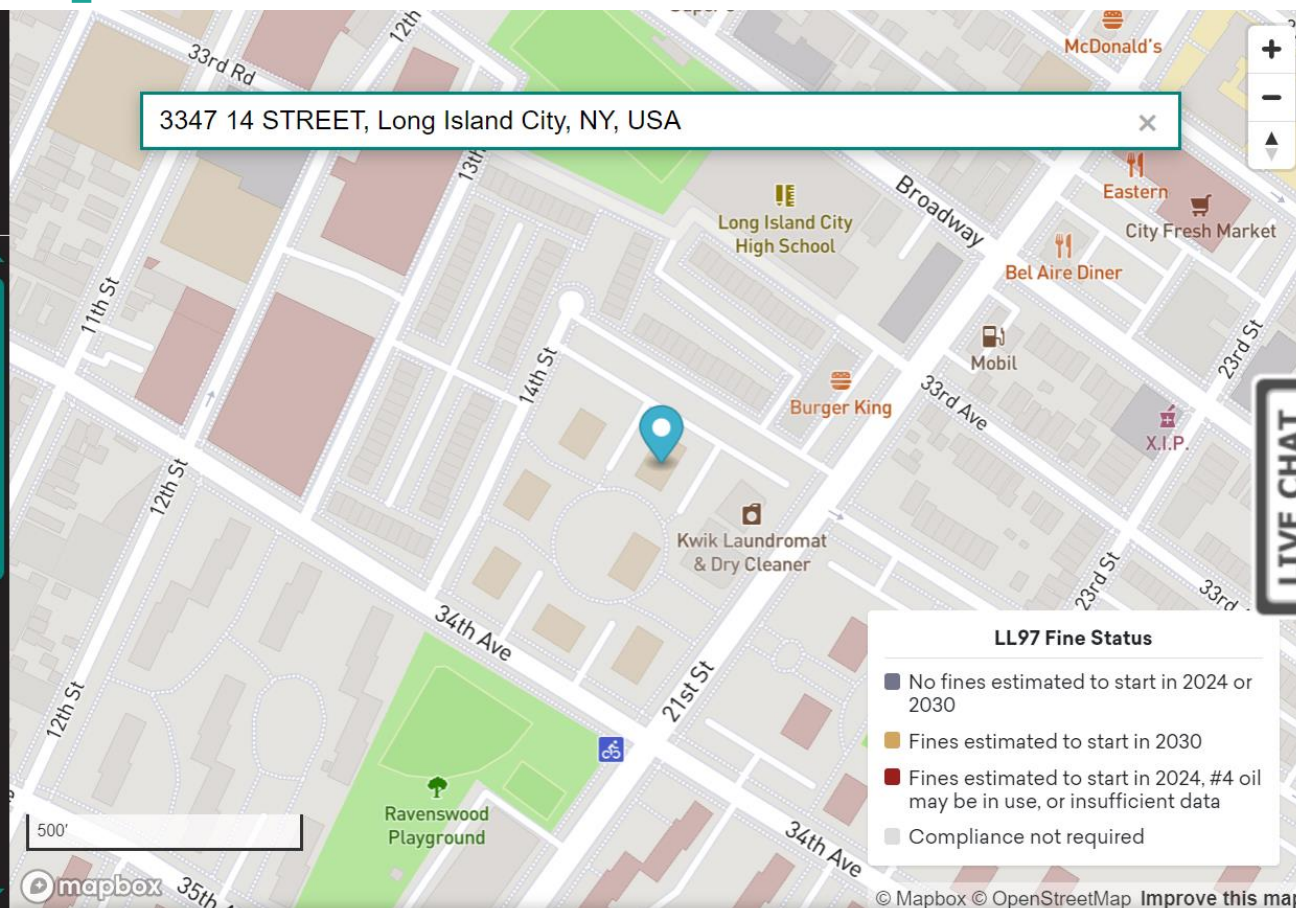
Projected LL97 Annual Penalty

2024-2029: \$0

2030-2034: \$84,700

Alternate LL97 Compliance Pathway
(Affordability Status): Possible

[Download Results](#)



Take the Next Step


Contact NYC Accelerator to have a building expert walk you through your results and provide free guidance on how you can reduce emissions and avoid annual fines.

Building Energy Snapshot Tool

| | |
|---|--|
| <div>Building Energy Snapshot</div> <div>accelerator.nyc/snapshot</div> <div>2166 33 ROAD</div> <div>LONG ISLAND CITY, NY, USA</div> | |
| <div>Building Overview</div> <p>This section confirms general details about the building you searched. Information and projections included in this report are based on Local Law 84 benchmarking data provided in the year listed.</p> | <div>BBL: 4005570003</div> <div>Total Square Feet: 635,040</div> <div>Buildings on Lot: 14</div> <div>Year of Energy Data Used: 2020</div> |
| <div>Projected LL97 Annual Penalties</div> <p>Local Law 97 requires most buildings over 25,000 gross square feet to meet emissions limits starting in 2024. Buildings that exceed these limits will face an annual financial penalty of \$268 per ton of CO2 equivalent over the limit. On the right, view estimated annual fines through 2034 specific to the building you searched and see if it may be eligible for alternative compliance requirements, such as for affordable housing.</p> | <div>Projected LL97 Annual Penalty</div> <div>2024-2029: \$48,100</div> <div>2030-2034: \$496,100</div> <div>Alternate LL97 Compliance Pathway (Affordability Status): Possible</div> |
| <div>Projected Savings From Energy Improvements</div> <p>Making building energy improvements can reduce or eliminate fines associated with Local Law 97. See how much money you could save each year by reducing your building's most-used energy type (electricity, natural gas, fuel oil, or steam). This report focuses on a 10% reduction in energy use, but you can estimate savings from making a more or less drastic reduction.</p> | <div>Projected Savings From Energy Improvements</div> <div>Energy Type Most Used in Building: Natural Gas</div> <div>Annual Bill Savings From a 10% Reduction in Most-Used Energy Type: \$98,400</div> <div>LL97 Penalty Savings From a 10% Reduction in Most-Used Energy Type</div> <div>2024-2029: \$48,100</div> <div>2030-2034: \$93,300</div> |

Help You Assemble a Decarbonization Team

NYC Accelerator can connect you with contractors and other service providers to help your property move forward toward compliance.



NYC ACCELERATOR FIND A CONTRACTOR

Find qualified, local service providers and design professionals to help you implement building energy improvements.

Services

Incentive Program Affiliation

Certifications

Market Sectors

Apply

BRIGHT ENERGY SERVICES

Bonnie Hagen
bonnie@brightenergyservices.com
<http://www.brightenergyservices.com>

75 South Broadway, 4th Floor
White Plains, New York 10601

Bright Energy Services provides engineering and financial analysis, project coordination and implementation, incentive/rebate procurement, energy auditing, retro-commissioning, benchmarking and building analysis (including NYC LL84, LL87, LL88, LL97 compliance), energy load reduction (via LED lighting retrofits, HVAC upgrades, building controls, electric vehicle charging stations, demand response, plug load management, boiler controls, and renewable energy installations), LEED certification, WELL Building Certification, ENERGY STAR certification, greenhouse gas inventories / carbon foot-printing, and sustainability program development and planning.

Services

Controls/Energy Management Systems Boiler Services HVAC Audits/Study/Consultant Elevator/Motors

Geothermal Heat Pumps Lighting

Market Sectors

Affordable Housing Commercial and Industrial Healthcare Institutional Multifamily Market Rate

Small-Medium Businesses

Certifications Affiliations

Con Edison Small-Medium Business Program (SMB) Con Edison Multifamily Program (MFEEP)

Con Edison Commercial and Industrial (C&I) NYS Affordable Multifamily Energy Efficiency (AMEEP)

NYSERDA Clean Heat Program

Incentives: YES # of Employees: 30 # of Years in Business: 34

LL97 requires different professionals to certify and submit a report to the DOB depending on your pathway. NYC Accelerator can help you determine who you need on your project team!

Article 320:

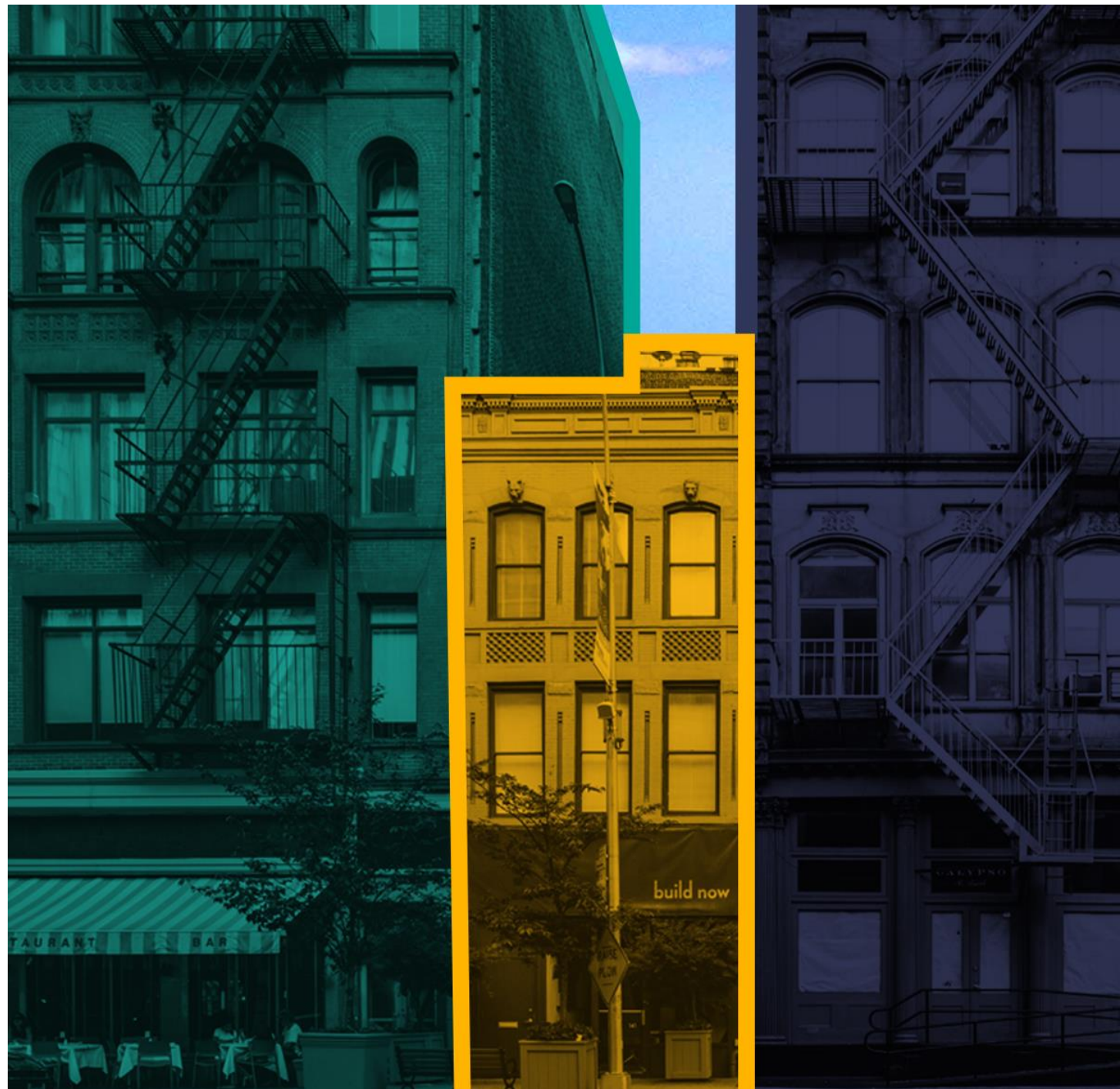
- ✓ Registered Design Professional (Architect or Engineer)
- ✓ Contractors to do the work

Article 321 PECM Pathway:

- ✓ Retro-commissioning Agent
- ✓ A contractor(s)
- ✓ Project manager

*Left: Our service provider lookup tool, not an endorsement.
NYC Accelerator is a service provider-agnostic City program.*

Financing Guidance



NYC Accelerator's Financing Assistance

Identify applicable financing programs

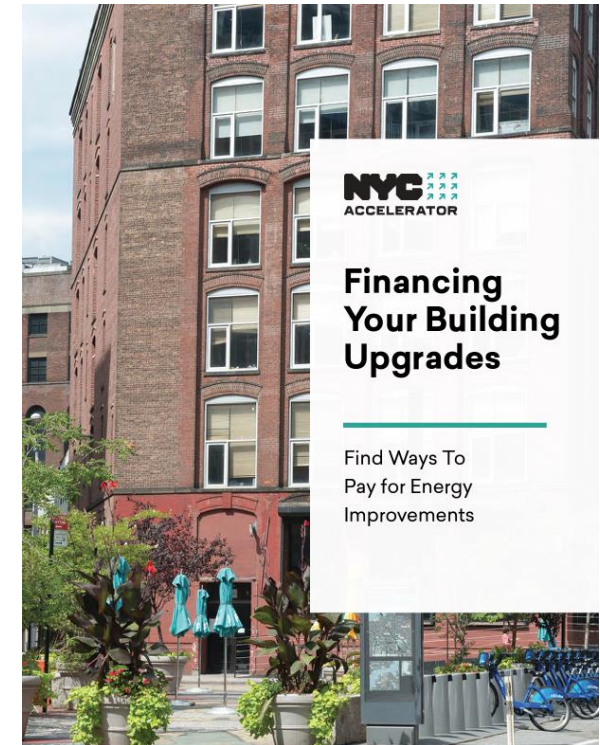
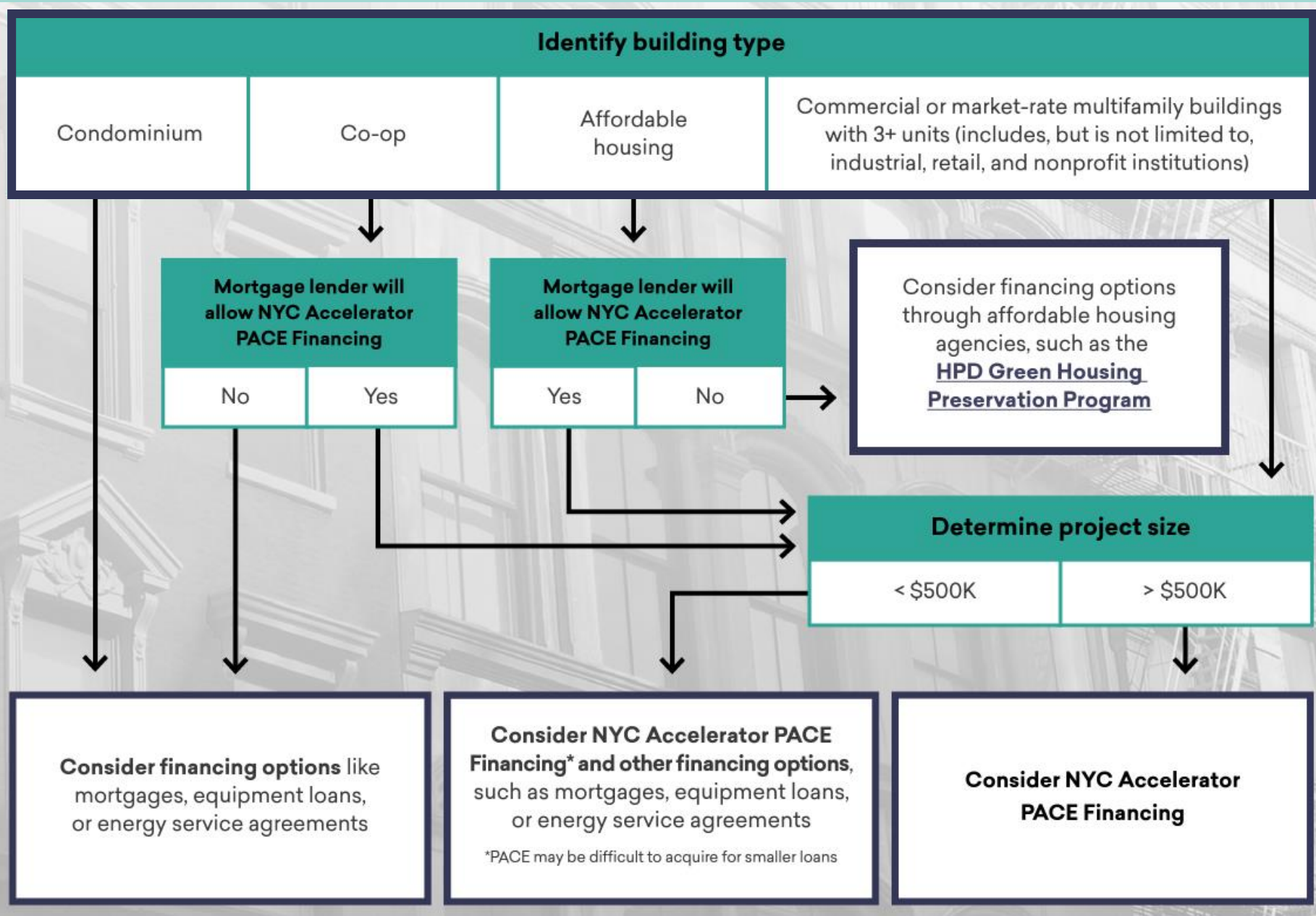
- + Relevant to specific project needs
- + Fit with building use and financial structure

Assist in navigating financing options

- + Connection to capital providers and lenders
- + Engage building stakeholders in the process
- + Improve understanding of various financing products
- + Guidance assessing options

Why Finance Energy Upgrades?

- + Minimizes or eliminates need for upfront funding
- + Addresses immediate and longer-term LL97 requirements
- + Facilitates large or stalled retrofit projects
- + Preserves building reserves for other necessary uses
- + Reduces financing costs by consolidating energy retrofits with other capital improvements or deferred maintenance
- + Reduces utility and other operating expenses
 - **Annual energy savings may be greater than financing repayments, resulting in “net cash flow.”**



Scan to download
the Financing
Toolkit.



Contact Our Team of Experts



Web: accelerator.nyc/LL97

Email: info@accelerator.nyc

Phone: 212-656-9202



Register today for a meeting with an Account Manager