



Transforming Affordable Housing Passive House Retrofits

BuildingEnergy NYC
October 12, 2017



RiseBoro
COMMUNITY PARTNERSHIP

We unleash the potential of communities to
thrive, no matter the odds



RiseBoro Passive House Developments

IN
OPERATION



Mennonite United
Revival Apartments

Knickerbocker
Commons



IN CONSTRUCTION



Our Lady of Lourdes
Apartments

IN PREDEVELOPMENT



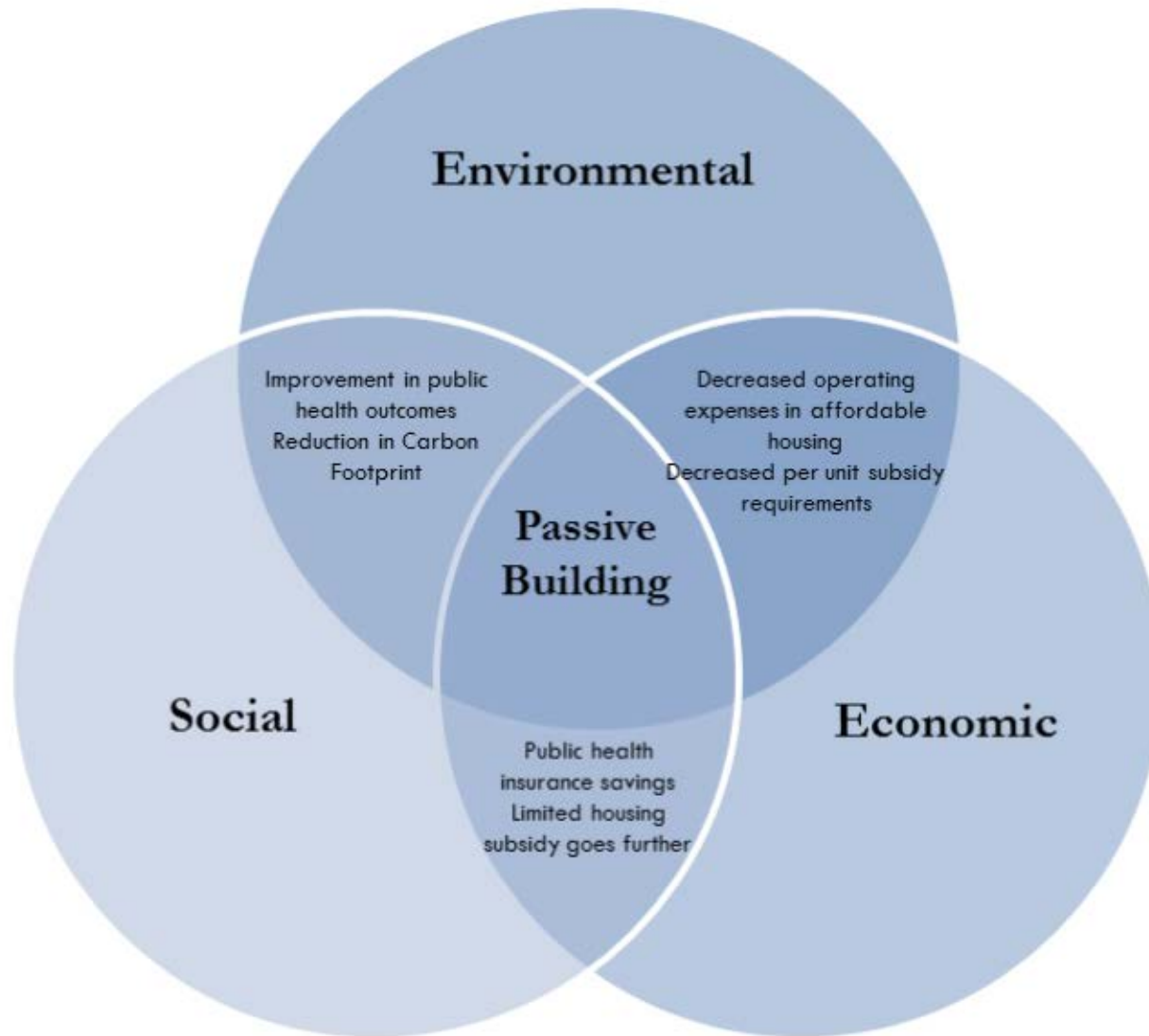
Harry T. Nance
Apartments

Benefits of Passive House

- Quality of Life
- Innovation
- Environmental
- Economic
- Health

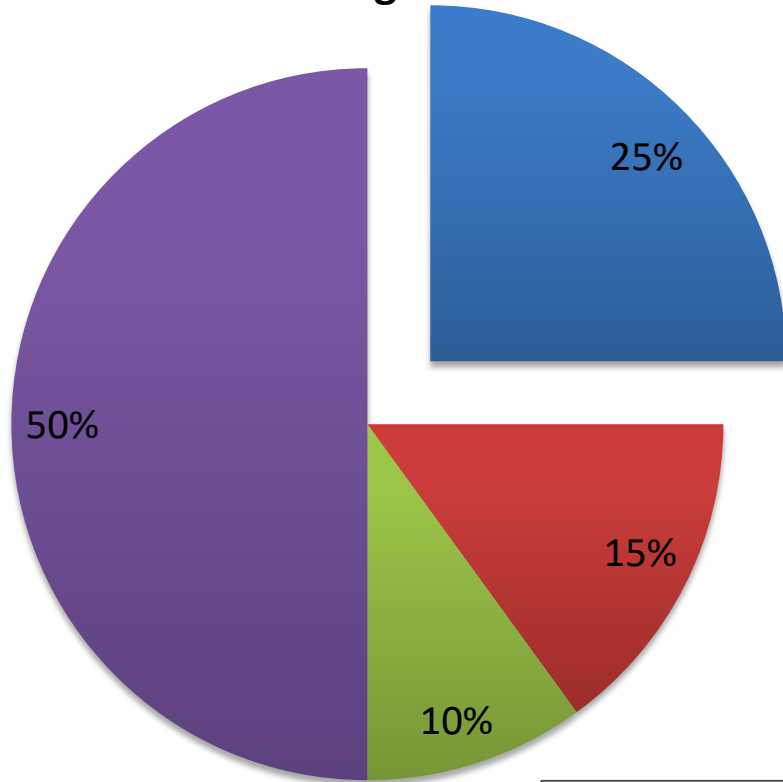


Triple Bottom Line of Passive Building

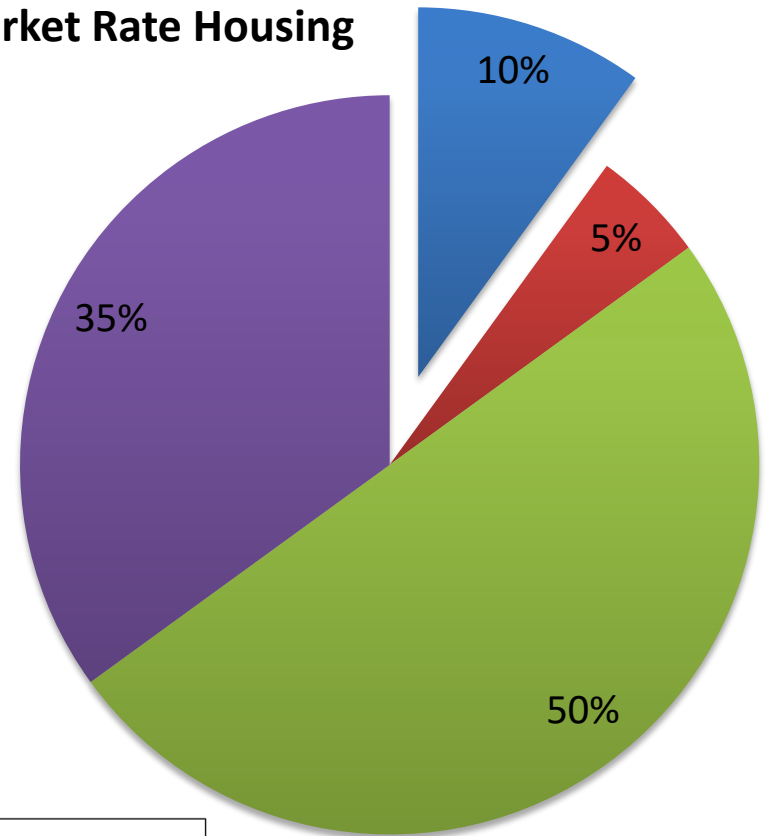


A Comparison of Typical Annual Maintenance & Operational Expenses

Affordable Housing



Market Rate Housing

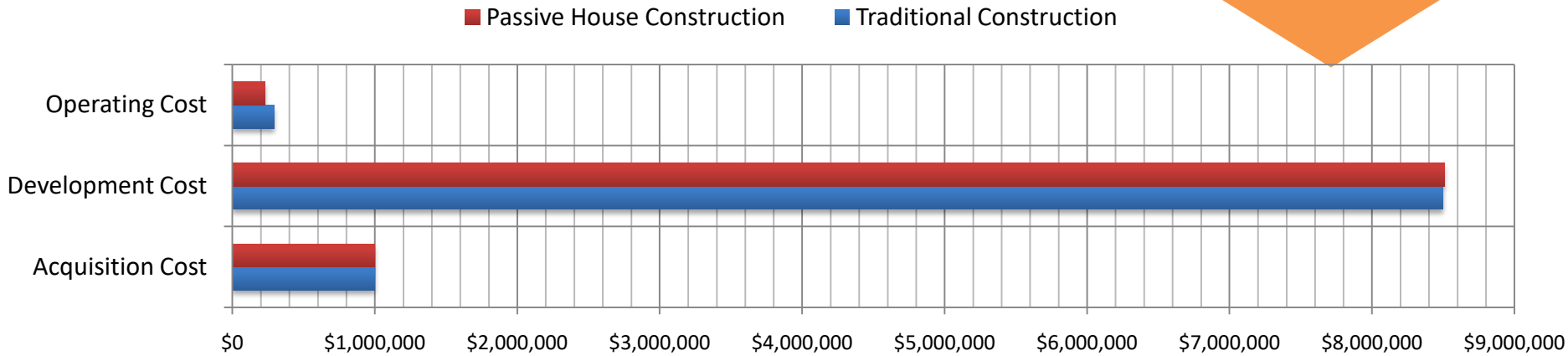


Legend

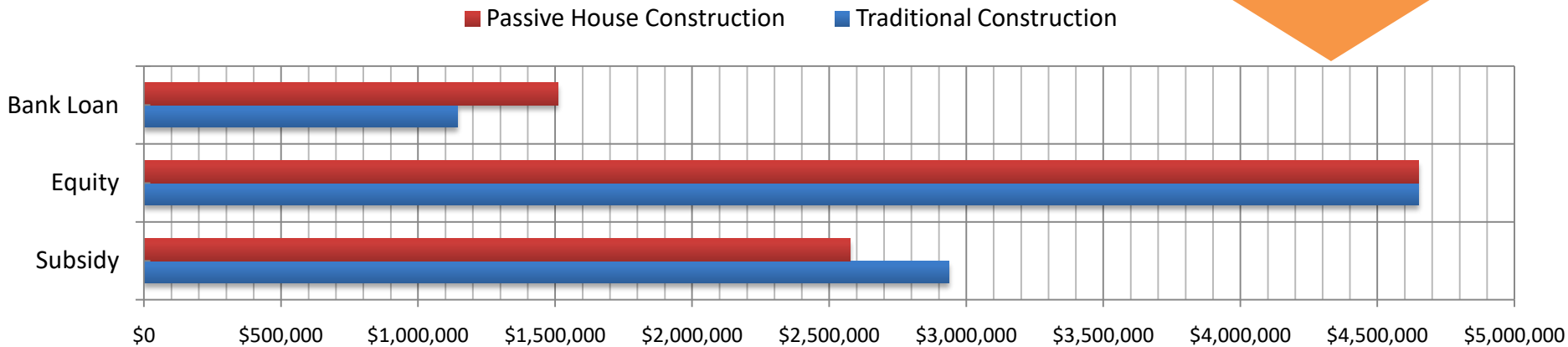
- Utilities (heat/gas/electricity)
- Water & Sewer
- Real Estate Taxes & Insurance
- Other Maintenance & Operational Expenses

Impact on funding of 50% reduction in gas and electric costs...

Uses of Funds



Sources of Funds

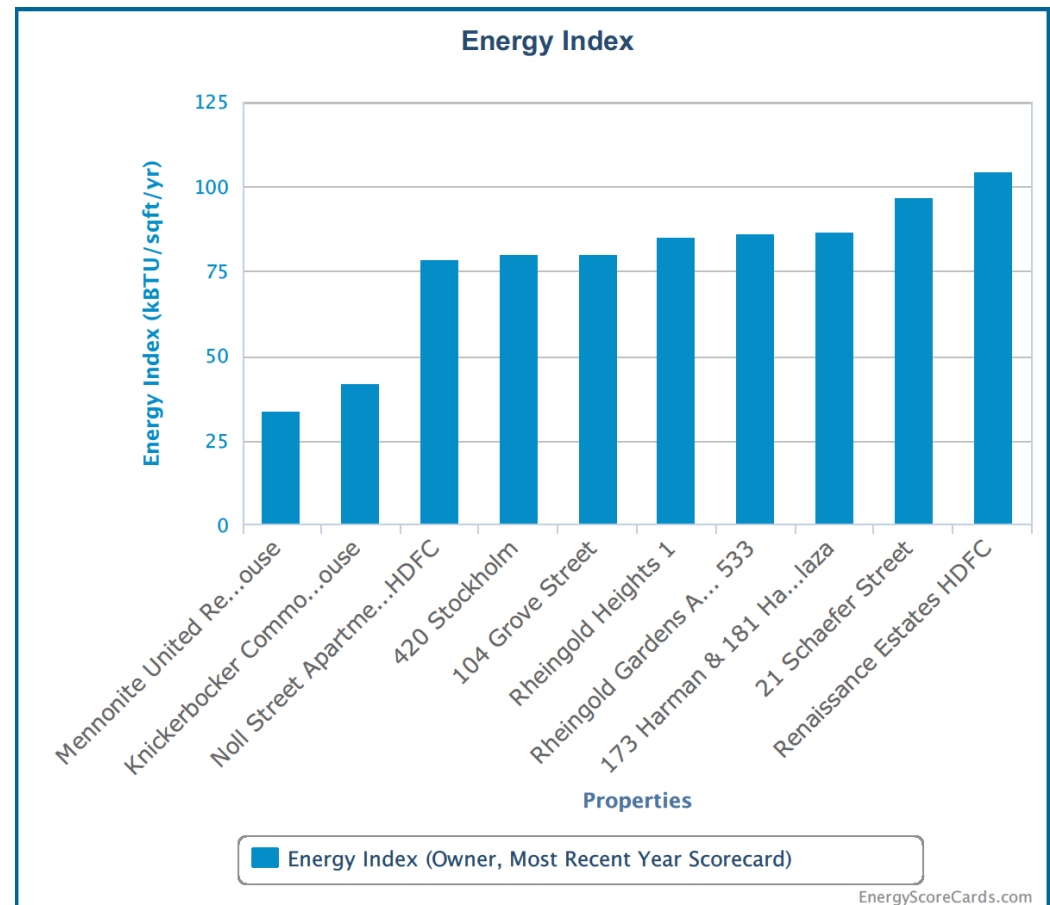


How Are We Doing?



Passive House- PERFORMANCE

- July 2016-July 2017 data
- All buildings hydronic heat
- All building less than 15 years old
- Passive House less than half of energy index



What's Next?



Passive House Retrofits



Property Portfolio

<u>Building</u>	<u>Building Type</u>	<u>Current</u> <u>LL84</u>	<u>2018</u> <u>LL84</u>	<u>Stories</u>	<u>Elevator</u>	<u>Total</u> <u>Units</u>	<u>1BD</u>	<u>2BD</u>	<u>3BD</u>
420 Stockholm	Masonry/wood joist		Y	4		35	16	18	
150 Linden	block/plank	Y	Y	5	Y	40	3	28	9
557 Knickerbocker	block/plank	Y	Y	6	Y	43		33	10
75 Linden Street	Masonry/wood joist			4		12	4	5	3
104 Grove	Masonry/wood joist		Y	4		23		17	6
110 Grove	Masonry/wood joist		Y	4		23		17	6
116 Grove	Masonry/wood joist		Y	4		16	2	14	
120 Grove	Masonry/wood joist		Y	4		16	2	14	
93-95 Stockholm	Masonry/wood joist			4		14	6	8	
160 Harman	block/ poured concrete			4		14		14	
173 Harm	block/ poured concrete			4		14		14	
181 Harman	block/ poured concrete			4		14		14	
				Total		264	34	196	34

Project Highlights

- Typical YR15 Financing Methods
- Moderate Rehab/Tenant In Place
- Underwrite to Savings
- Gap financing by NYSERDA
- Meet Passive House (PHIUS) Standard
- Bonus: Renewables/Solar