

WINTERGREEN

WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

ONE CITY BUILT TO LAST: 5 WAYS TO GET STARTED NOW

In late September, the City of New York released One City Built to Last, an ambitious plan that outlines Mayor de Blasio's vision for building energy performance targets. Currently over 75% of the city's total emissions are attributed to building operations. To reach the goal of reducing citywide greenhouse gas emissions by 80% (from 2005 levels) by 2050, improvements to buildings must be realized by 2025. All 3,000 city-owned buildings will implement energy and water efficiency retrofits to be completed in the 10-year timeframe. The city plans to encourage private building owners to invest in improvements by offering incentives and setting incremental milestones. They also have stated, however, that they may consider additional legislation, as they did with the local laws introduced in 2009, to reach targeted reductions.

Improving building efficiency isn't an altruistic endeavor. The business case for retrofits is strong. Reducing operating costs leads to improved net operating income and increased property value. And, improving occupant quality of life (health, safety, and comfort) improves retention and appeals to potential new occupants.

Here are some suggestions to jump-start a successful building retrofit:

- 1. Use data to inform options** – Benchmarking data collected from NYC's Local Law 84 is now publicly available for all markets, allowing building owners and occupants to view their own usage performance, as well as that of other buildings with a similar profile. There are many user-friendly tools out there, such as WegoWise's benchmarking and utility tracking platform that can help translate data into actionable information.
- 2. Get started on the big wins** – Effectively utilizing the mandated LL87 energy audit can pinpoint the efficacy of systems and prioritize upgrades that make the most sense financially. Old and outdated boilers? Replacement with new and efficient models can result in significant savings in energy and operational costs annually. Retro-commissioning will realize savings immediately by bringing building systems back to optimal performance.
- 3. Effectuate change with quick hits and easy fixes** – Lighting upgrades provide simple, low-cost, and effective opportunities to reduce energy consumption. Start with the easy to control spaces: common areas, mechanical spaces, stairwells, and any other back-of-house areas. Occupant-controlled areas can also be impacted by specifying the right equipment. CFL bulbs (LED if feasible), smart strips, low-flow devices, and ENERGY STAR® appliances and electronics can add up to significant savings. Many of these items can actually be installed free of charge through utility provided incentive programs.
- 4. Leverage incentive programs** – There are programs currently available for both commercial and residential buildings through state and local agencies, and utility providers. For example, New York State is offering unprecedented incentives for reducing energy use during peak demand as part of the Demand Management Program (DMP), available through NYSERDA or ConEdison. These popular incentives may not be available in future, but can be used now to help reduce capital expenditures for energy-efficiency projects. There are also exciting new loan products in NYS that underwrite energy savings such as the NYC Energy Efficiency Corporation's (NYCEEC) Program for Energy Retrofits Loan (PERL) and Fannie Mae's Multifamily Property Improvements to Reduce Energy (M-PIRE) Loan Program. Participants in NYSERDA Programs can access low interest loans through NYSERDA's NY Green Bank to make retrofits even more attractive.



RIBBON CUTTINGS ALL AROUND

5. Provide training – It doesn't matter how much money has been invested in new energy-efficient technologies if the building staff has not been properly trained to maintain and operate that system. Remember, preventive maintenance is key to building performance. It's also important for occupants to understand the energy-efficient features of their space and how to operate them.

Read the full article in [Mann Management Report](#).

Ribbon Cutting season is upon us! SWA is celebrating four successful projects in New York City. Norman Towers, CAMBA Gardens, Creston Avenue Residence, and Sugar Hill Housing Development are all properties that SWA had the opportunity to see through to completion.

The NYC Department of Housing Preservation and Development, New York State Homes & Community Renewal, and the Bluestone Organization cut the ribbon at **Norman Towers**. Located in Jamaica, Queens, the new nine-story, two-building affordable housing development holds 100 apartments — seven studios, 72 one-bedroom units, and 21 two-bedroom units, as well as a two bedroom for the super.



Ribbon Cutting at Norman Towers

CAMBA Gardens, located on the Kings County Hospital campus in Brooklyn, offers LEED® platinum affordable and supportive housing, provides economic stability to Kings County Hospital, and connects tenants to high quality preventive health care. A ribbon-cutting ceremony was held to celebrate the completion of Phase I of the project. The ceremony also broke ground for Phase II.

The Housing Collaborative, in partnership with Volunteers of America Greater New York, introduced the **Creston Avenue Residence**. This affordable housing development is targeting LEED platinum certification.

Broadway Housing Communities and Mountco Construction and Development Corp. celebrated the opening of the **Sugar Hill Housing Development**, featuring 124 affordable apartments, an early childhood center, a children's museum, nonprofit rental space, and a parking garage. Sugar Hill is pursuing a LEED BD+C silver certification. Read about Sugar Hill in the [New York Times](#).

Follow SWA on [Twitter](#) to keep up with ribbon cutting tweets and pictures!

SWA PROJECTS WIN "BEST OF 2014"



The Anderson—Bronx, NY

Congratulations to SWA's project teams on recent awards!

The Anderson, located in the Bronx, NY, has been selected as the *2014 Residence of the Year* by the Supportive Housing Network of New York (The Network).

Coney Island Commons, located in Brooklyn, NY, won the New York State Association for Affordable Housing 2014 Awards for Excellence in Housing *Project of the Year (Downstate)*.

SWA's Multifamily Group provided ENERGY STAR® certification under NYSERDA's Multifamily Performance Program (MPP) for both of the award winning properties.

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