



RiseBoro's Bold First Steps with RetrofitNY

Case Study

Building Name & Location:
104-110 Grove St.
Brooklyn, NY

Year Built:
1931

Owner:
RiseBoro Community
Partnership

Architect:
Chris Benedict, R.A.

Project Size:
Four stories, 46 units

Project Construction:
July 2019 – July 2020

**Estimated Annual
Energy Savings:**

60-80%

Just one project can be the spark that leads to transformational change.

For RetrofitNY, the road to scaling net zero retrofits in affordable multifamily properties across New York State begins in Bushwick, Brooklyn with RiseBoro Community Partnership's Casa Pasiva project.

With architect Chris Benedict, R.A. providing an innovative retrofit design, RiseBoro brings a multi-building cluster in its portfolio to highly energy efficient passive house standards. Most of the energy saving upgrades in the work scope are installed on the roofs and exterior of the buildings, allowing tenants to remain in place without significant inconvenience while major property improvements are made.

RetrofitNY is providing financial support for one of the buildings in the cluster. Additional financial support comes in the form of tax-exempt bonds and subsidy loans from the New York State Housing Finance Agency (HFA) and the NYC Department of Housing Preservation and Development (HPD). The Richman Group provided syndicated tax credits for the project and Chase Bank was the letter of credit provider for the HFA bonds.

Expected Project Benefits:

- Overheating and inadequate ventilation eliminated
- Indoor air quality improved
- Comfort and safety maintained during utility outages
- Building code compliance into the future
- Carbon footprint reduced

“We like the way [the Casa Pasiva project] works financially. It also brings a lot of value to our mission of providing safe and affordable housing for tenants.”

– Ryan Cassidy, Director of Sustainability and Construction, RiseBoro Community Partnership

Upgrades Installed:

- Heat pump heating and cooling system replaced centralized steam boiler
- Energy recovery ventilator (ERV)
- Insulative cladding on exterior of building
- Energy-efficient windows
- New air barrier drainage plane
- Domestic hot water (DHW) systems with efficient gas boilers
- Induction stoves replaced gas stoves

Path to success: considerations for building owners

Coordinate with Capital Improvement Projects

“The best way to do these types of retrofits is when you’re having a financial moment, whether that’s a recapitalization project or new underwriting or changing ownership when you’re going to be doing some kind of capital project anyway, instead of trying to build a stand-alone project that feels like an inconvenience to the tenants,” says Ryan Cassidy, Director of Sustainability and Construction at RiseBoro. In RiseBoro’s case, the work was done in tandem with a Year 15 refinance capital improvement project that also included kitchen and bathroom renovations.

Find Your Project’s Champion

Someone close or personally invested in the project should act as a champion. “There’s a time and place for consultants, but I really think the owner or the design architect or the builder has to be the expert. One of those three on the development team has to be the champion of the cause and lead the charge,” Cassidy says.

Want to bring net zero energy potential to your affordable multifamily property?

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