

High Performance Retrofit Track RiseBoro Community Partnership

participant profile

RiseBoro Community Partnership is a leader in affordable housing, with more than 150 properties across Brooklyn and Queens. Dedicated to creating healthy, sustainable communities, RiseBoro made waves in 2014 by building the first Passive House-certified, affordable multifamily residence in the nation. Inspired by the performance of this high-comfort, ultra-low energy use building, RiseBoro committed to converting their entire portfolio to Passive House-levels of performance over the next 15 to 20 years. With help from the New York City Retrofit Accelerator's High Performance Retrofit Track, RiseBoro is now renovating their first twelve properties. They are aiming to reduce energy use by 60-80%, improve indoor air quality and comfort, and preserve affordability, all while supporting the City's ambitious climate action goals.

To pilot their portfolio-wide Passive House upgrade, RiseBoro is starting with the renovation of twelve fully-occupied buildings that are representative of much NYC housing stock. These buildings are up for Year 15 Low-Income Housing Tax Credit Preservation Program funding from the NYC Dept. of Housing Preservation and Development and are eligible for

funding from the State's RetrofitNY program, which will help to cover the cost of upgrades. RiseBoro plans to renovate additional buildings across their portfolio as each one comes up for Year 15 refinancing.

RiseBoro's team is moving forward at a brisk pace. Within the next two years, they will re-clad all twelve properties with highly-insulated, water-resistant, airtight assemblies and install high performance doors, windows, and frames to dramatically reduce heating and cooling losses. Existing hydronic systems will be replaced with highly efficient, variable refrigerant flow or other heat pump technology. New condensing boilers and heat exchangers will be installed for efficient domestic hot water service, and energy recovery ventilation installed to provide fresh, pre-tempered air. Most of the new mechanical equipment and distribution lines will be installed on the building exterior (beneath the facade) to minimize disruption to tenants.

RiseBoro will carefully monitor renovation processes and performance outcomes, with an eye to improving, streamlining, and reducing costs of future Passive House upgrades. RiseBoro hopes that their pioneering work will lead the way for all NYC buildings to become greener.

“Passive House is about more than saving energy. It's about improving comfort, health, quality of life, and laying a foundation for communities to thrive.” – Scott Short, CEO

fast facts

no. participating building(s)
12 buildings

building location(s)
Bushwick, Brooklyn

building type(s)
multifamily; pre-war to post-1980

building size(s)
9,500 to 49,000 SF

base building systems

- **heating/cooling:** steam; hydronic
- **ventilation:** no mechanical systems (windows); rooftop fans

planned upgrades:

short-term (1-3 years out)

- **envelope:** re-cladding; continuous roof and wall insulation; airtight membrane; high performance doors, windows, & frames
- **heating/cooling:** mini-split air source heat pumps; temp. sensors & controls
- **ventilation:** energy recovery ventilation
- **lighting:** LEDs and controls upgrades

planned upgrades:

long-term (4+ years out)

- **dhw:** air to water heat pumps

Get in touch with the NYC Retrofit Accelerator Today!

The NYC Retrofit Accelerator's team of Efficiency Advisors offers free, personalized advisory services to help streamline the process of making energy efficiency improvements to your building. The Retrofit Accelerator's High Performance Retrofit Track (HPRT) can help you design and implement a long-term capital plan to reduce your building's energy use by 40-60% within 15 years.

