

NYC AFFORDABLE HOUSING REINVESTMENT FUND OFFSET PROGRAM

ACHIEVE COMPLIANCE WITH LL97 WHILE INVESTING IN NYC'S EQUITABLE ENERGY TRANSITION

Community Benefits & Climate Action

The Affordable Housing Reinvestment Fund (AHRF) enables building owners to meet Local Law 97 (LL97) compliance while investing in decarbonization projects that directly benefit New York City communities.

By purchasing AHRF offsets, you can:

- Support building decarbonization in New York City;
- Fund energy upgrades in affordable housing;
- Deliver measurable local environmental and community benefits; and
- Demonstrate a commitment to equitable climate action.

A Trusted Public-Private Partnership

The AHRF program is administered by the NYC Dept of Buildings (DOB), NYC Dept of Housing and Preservation Development (HPD), NYC Mayor's Office of Climate and Environmental Justice (MOCEJ), New York State Energy Research and Development Authority (NYSERDA), and the NYC Energy Efficiency Corporation (NYCEEC). Proceeds from AHRF offset purchases flow through the Resilient & Equitable Decarbonization Initiative (**REDi**), which funds energy efficiency and electrification upgrades in affordable housing across the five boroughs. Together, this partnership ensures that emissions reductions are independently verified, investments are directed to qualified affordable housing projects, and climate benefits remain within New York City.

High-Integrity Carbon Reductions

AHRF offsets deliver credible, verifiable, and locally beneficial emissions reductions that meet the requirements of LL97.

Additional – Emissions reductions occur because of investments made through the program and would not otherwise happen.

Verified and Quantifiable – Emissions reductions are calculated using established methodologies and independently verified.

Unique – Each offset may only be used once and cannot be double counted.

Transparent – Offset purchases, associated projects, and emissions reductions are publicly reported through a program registry.

A Simple Purchase Process

1. **Calculate your offset needs:** [Ticket 2](#) on the LL97 Reporting Portal supports your calculations.
2. **Submit your purchase application:** Download the form from [NYCEEC's website](#) and submit it via email (NYCOffsets@nyceec.com) prior to the reporting deadline.
3. **Complete the purchase:** receive payment instructions, purchase confirmation, and official certificate.
4. **View your offset purchase:** The emissions reduction is automatically reflected in your building's data in the LL97 Reporting Portal and listed on the AHRF Registry on NYCEEC's website.

Offset Pricing and Purchase Limits

Price is \$268 per offset (1 metric ton CO₂e). / The maximum allowable offset purchase for LL97 compliance is equal to **10% of the building's applicable emissions limit**. / For multi-building reports, the 10% cap is calculated based on the aggregated emissions limit. / For Article 321 buildings, the 10% cap is calculated based on the building's 2030 emissions limit. / Article 320 building owners applying for a 320.7 adjustment are required to purchase the maximum allowable offset amount each year.

Questions? Send to BEAM_LL97@buildings.nyc.gov.