

# WEST 120-126 ST CLUSTER

204 WEST 120TH ST, 150 W 121TH ST, 305 W 126TH ST,  
& 271 W 126TH ST, MANHATTAN

## AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM (ANCP)

### HPD RETROFIT ELECTRIFICATION PILOT

The West 120-126 St Cluster project is a four-building substantial rehab comprising 48 units that serve low-income shareholders, which will be converted to resident-controlled affordable coops through HPD's ANCP program.

## PROJECT TEAM

Developed by Novis Living LLC

Architect: Oaklander, Coogan & Vitto Architects

Consultants: Bright Power, Applied HVAC



204 W 120th St , Source: *PincusCo*



## SCOPE

### Certification:

- Enterprise Green Communities

### Pre-Retrofit Condition:

- Heating System: Oil/ 1-Pipe Steam

### Post-Retrofit Condition:

- Resident-paid Heating System:
  - 150 W121 & 204 W 120: VRF
  - 305 W 126 & 271 W 126: PTHP
- New windows and roof/ roof insulation
- 12 kW of rooftop solar



## COST & INCENTIVES

- \$1 million incentive from HPD –NYSERDA Retrofit Electrification Pilot
- \$136,000 in Clean Heat Incentives



## PERFORMANCE

**57%**

**Projected Energy Savings**  
compared to pre-retrofit conditions

**37%**

**Projected Energy Cost Savings**  
compared to pre-retrofit costs

**3 tons/DU/ year**

**Projected GHG Reductions**  
compared to pre-retrofit conditions



## LESSONS LEARNED

HPD had a bilingual meeting with the shareholders to determine the optimal setup for their heat pumps, ultimately determining that unitized, resident-paid heating and cooling made the most sense for these coop buildings.



Housing Preservation & Development