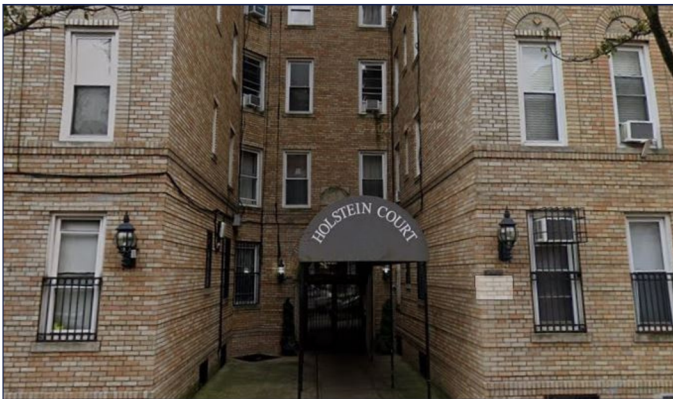


HPD Decarbonization Case Study

Two Effective Pathways to Achieve LL97 Article 321 Compliance

HPD's 321Go! is a free resource that pairs software analysis with expert technical support to help you assess LL97 Article 321 compliance pathways and unlock savings.



Source: ©Google Photos 2025 | Image capture: Nov. 2022

321Go! helped this building compare two compliance pathways with customized project scopes.

- **Building Type:** Pre-war, 60-unit HDFC Co-op, 35% rent-regulated
- **Heating Type & Fuel Source:** 1-pipe steam oil heating
- **Challenges:** Aging, inefficient systems, high GHG emissions
- **Baseline GHG Emissions:** 246 tons CO₂e/year
- **2030 LL97 GHG Limit:** 121 tons CO₂e/year

Available Incentives:



NYS Clean Heat Program



Affordable Multifamily Energy Efficiency Program



Investment Tax Credit



Energy Efficiency Commercial Building Deduction (179D)

Option 1: Prescriptive Pathway



Implement all applicable PECMs: minimal disruption while maximizing savings!

Scopes:

- Air sealing and pipe insulation
- Boiler clean & tune with master venting
- Installation of boiler control systems and temperature sensors
- Upgrade common area lighting

Impact:

- Post-Implementation GHG Emissions: 205 tons CO₂e/year (41 tons CO₂e/year abated)
- Construction Costs: \$33,386–\$40,861
- Estimated Annual Savings: \$14,268

Option 2: Performance Pathway



Achieving compliance with 2030 limit by the year 2030 is essential for buildings that require capital upgrades or system replacements.

Scopes:

- Replace water heater with heat pump water heater
- Replace oil boiler with air-source heat pumps for space heating
- Low-flow water fixtures

Impact:

- Post-Implementation GHG Emissions: 88 tons CO₂e/year (141 tons CO₂e/year abated)
- Construction Costs: \$1.5M - \$1.9M
- Estimated Annual Savings: \$62,505

Reach out to HPD's 321Go! today to get your customized analysis. Scan the QR code.

