

Community Board 3, Manhattan

Presented by:
Sam Ting, Outreach Manager

2/18/2025



Agenda

+ NYC Accelerator

- Program Overview

+ Local Law 97 Overview

- NYC Council District 1 & 2

+ LL97 Article 320 & 321

+ NYC Accelerator Offerings

+ NYC Accelerator Financing



What is NYC Accelerator?

- + A New York City program to help control costs, meet compliance requirements for local laws, boost building performance, increase energy savings, and reduce carbon emissions across New York City buildings.
- + NYC Accelerator:
 - Provides **free technical guidance** to help the market transform how our buildings operate and are built
 - **Identifies building upgrade projects** to help meet emissions limits established under the Climate Mobilization Act
 - Offers **no-cost building operator trainings** and supports green workforce development
 - **Connects building decisionmakers directly with service providers** to implement decarbonization projects
 - **Helps buildings identify applicable financial incentives** and financing, such as NYC Accelerator PACE



How Does NYC Accelerator Work?

+ Who is eligible?

- Any privately owned New York City building $\geq 5,000$ square feet (new or existing)
- Smaller buildings referred to partner organizations

+ How does it work?

- Call us and get connected with a dedicated Account Manager
- Receive objective advice customized to your needs

+ How much does it cost, and what's the catch?

- No catch, no cost, no sign-up or commitment



How can NYC Accelerator help you?

Help clarify LL97 requirements

Identify GHG emissions & compare to limits

Determine which pathway is appropriate for a building: Meet GHG limits or implement PECMs

Help identify applicable financing or incentive programs and assemble a team of service providers

Provide project management support through project completion!

Case Studies: 205 Hicks Street

+ Building Portfolio:

- Prewar, multifamily co-op
- Brooklyn Heights
- 22 residential units

+ Challenge

- 50-year-old oil-burning boiler
- Upcoming estimated LL97 penalties



Case Studies: 205 Hicks Street

+ Upgrades

- Installation of heat pumps for heating and cooling within each unit
- Installation of heat pump hot water heaters

+ Cost

- **\$900,000** total project cost

+ Savings

- **\$215,694** awarded through the Con Edison Clean Heat program
- Estimated yearly penalties avoided for LL97: **\$0** in 2024 and **\$13,400** in 2030

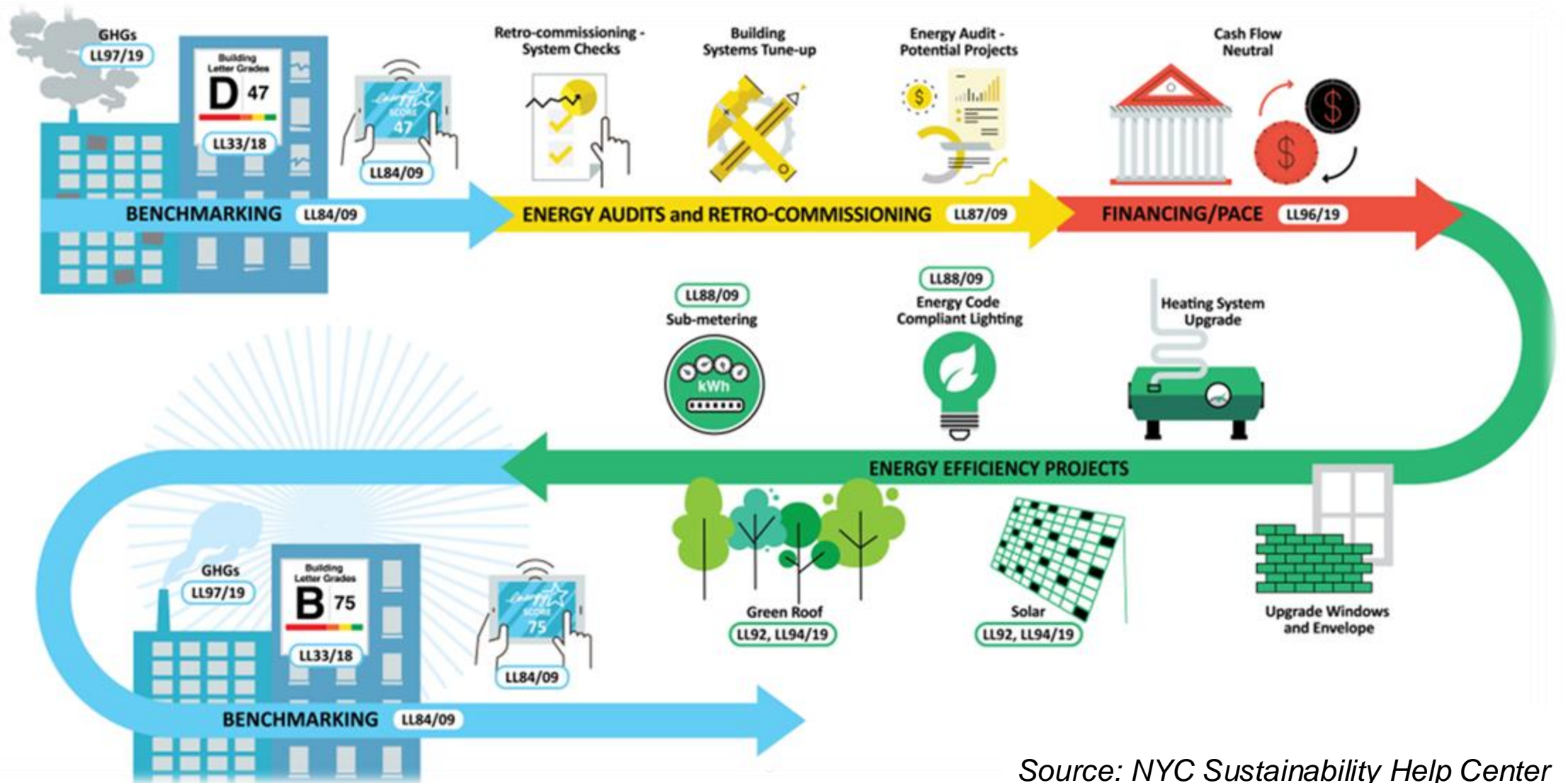




What is LL97?

Building Energy Compliance

How the Local Laws Fit Together



Source: NYC Sustainability Help Center

Local Law 97 (LL97) Overview

+ Article 320: Market Rate buildings >25,000 square feet will meet ambitious carbon reduction targets

- First carbon emissions limit will be applied in 2024-2029
- Second carbon emissions limit will be applied in 2030-2034
- Lower limits will follow in 2035 and beyond to reach carbon neutrality by 2050

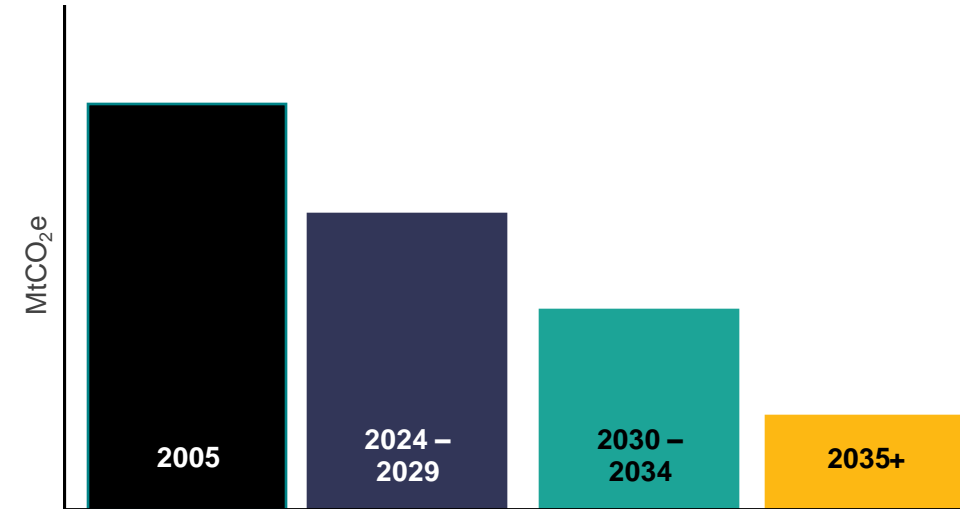
Under existing conditions:

- 90% of properties projected to meet 2024-2029 LL97 limits
- 46% of properties projected to meet 2030-2034 LL97 limits

+ Article 321: Affordable Housing buildings >25,000 square feet have varying requirements

- Meet 2030 LL97 **emission limits** within a defined timeframe **OR**
- Implement Prescriptive Energy Conservation Measures (“Prescriptive Path”)

LL97 Carbon Emissions Limits



This visual is a conceptual aid and does not represent actual emissions caps established under LL97.

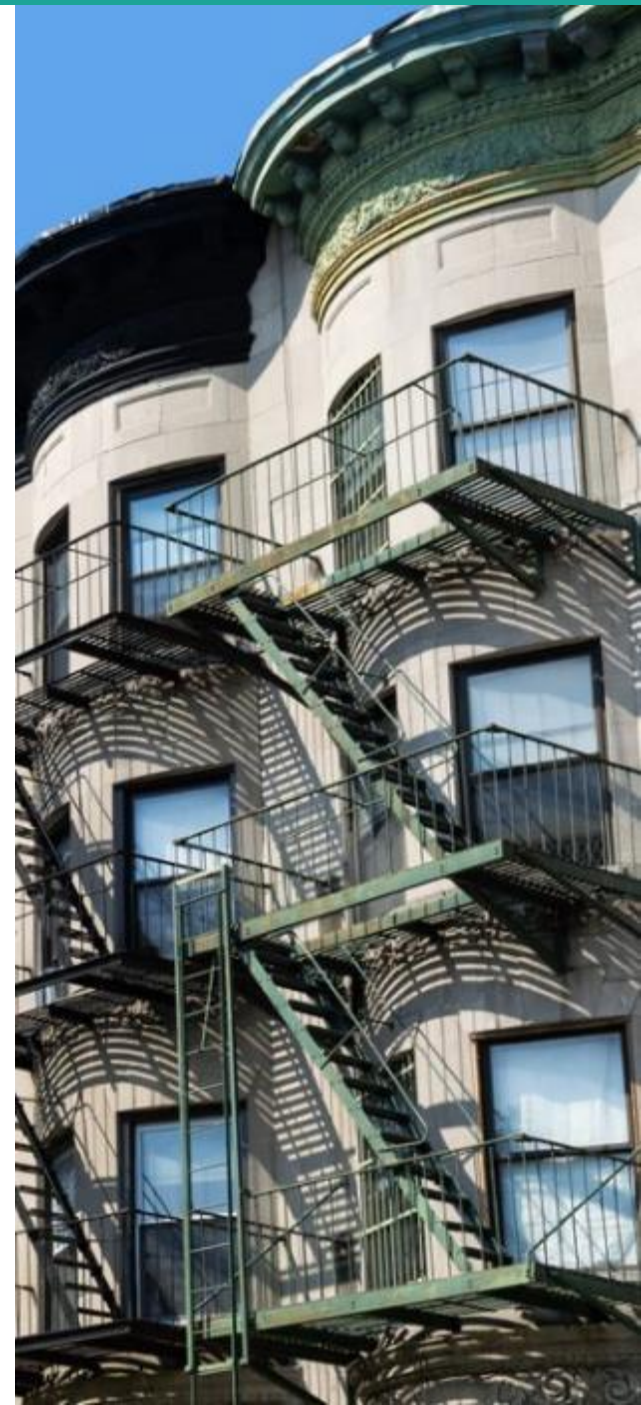
NYC's Department of Buildings (DOB): New Issued Rules for Local Law 97

The New York City Department of Buildings (DOB) issued a new set of rules to guide the implementation of LL97 in September of 2023.

The key highlights:

- + Penalty mitigation pathways, including what is considered a “Good Faith Effort” to comply with the law’s 2024 carbon limits.
- + **Additional credit for early electrification work that building owners can apply toward emissions reduction targets.**
- + Reporting requirements and penalties for affordable housing and houses of worship under the law’s Article 321 prescriptive pathway.

DOB released updated LL97 Filing Guide in April 2024.



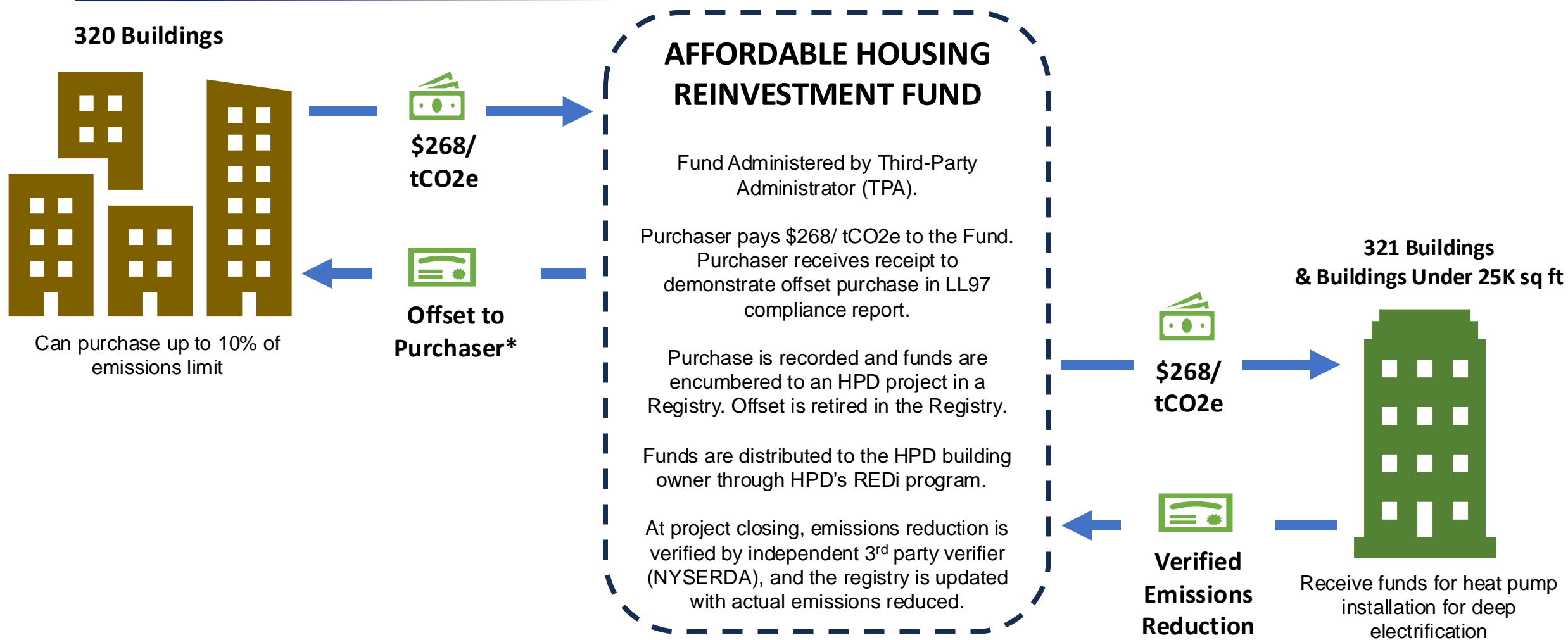
THIRD MAJOR LL97 PROPOSED RULE PACKAGE

- Offsets (LL97 Affordable Housing Reinvestment Fund)
- 320.7 Adjustments
 - External Constraints
 - Financial Constraints
- Biofuels
- Cogen
- Fees
- Clean-up

RESOURCES:

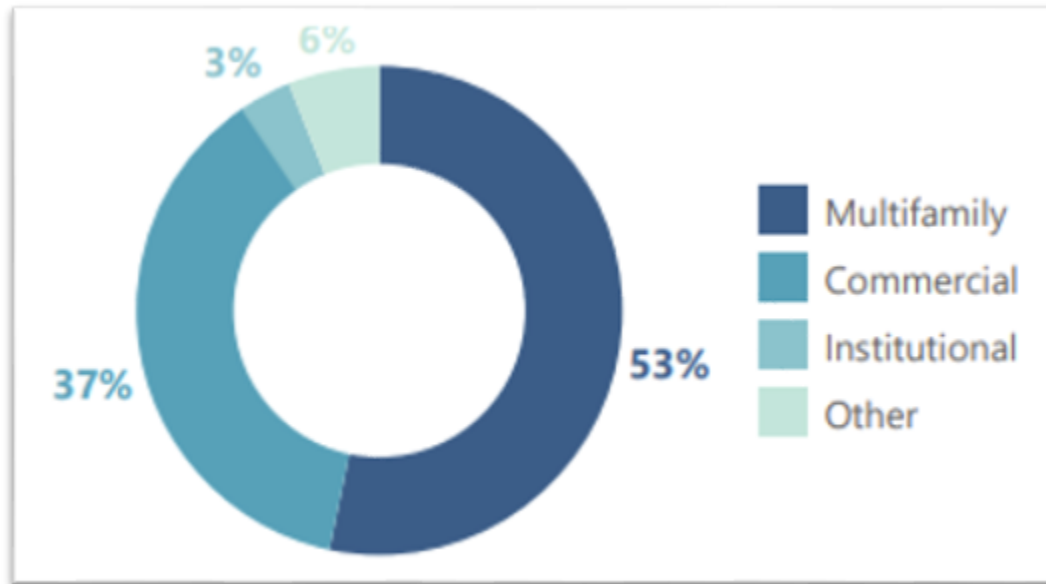
- Email DOB: dobrules@buildings.nyc.gov
- NYC Rules: <http://rules.cityofnewyork.us>

LL 97-QUALIFYING OFFSETS



*LL97 Compliance in District 1

Properties in CD 1 required to comply with emissions limits from Jan 1, 2024**: **1,150**



Properties subject** to
Article 320 of LL97: **1,071**
Article 321 of LL97: **79**

2024-2029 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
91%	\$25,825
2030-2034 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
47%	\$19,943

. *Metrics are based off 2022 benchmarking data and NYC Council District lines
**DCAS and NYCHA properties must comply with LL97 but are not included in these counts

Energy Conservation Projects in District 1 with NYC Accelerator

963 active projects across 820 engaged buildings in District 1:

Of those engaged buildings undergoing active projects with NYC Accelerator,

84% (692) are covered by LL97

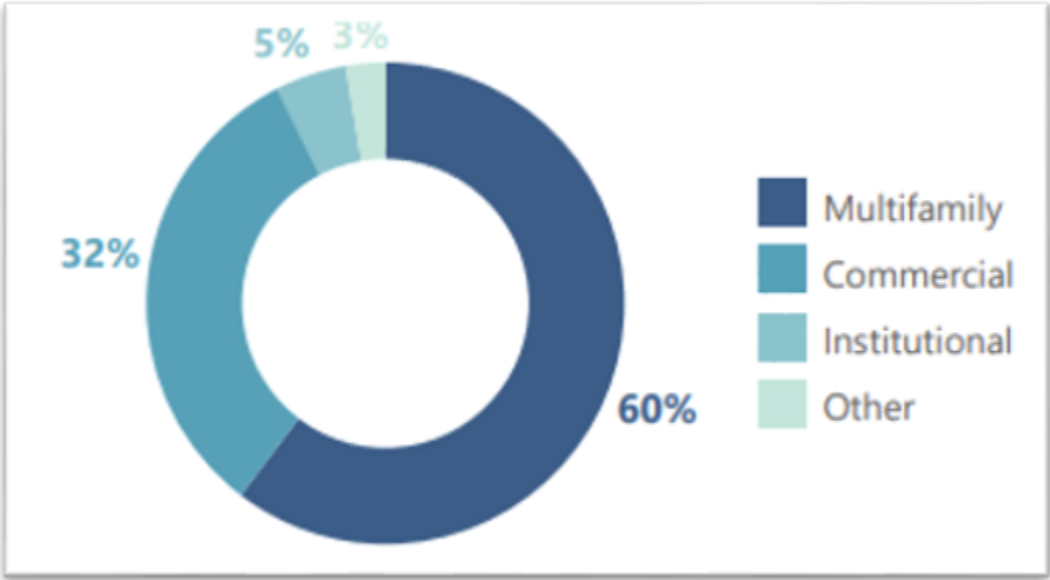
The most common types of projects happening within District 11 are related to:

1. LL97 Compliance Assistance
2. Lighting
3. Decarbonization Study
4. Building Envelope
5. HVAC Controls and Sensors

44% of all active projects with NYC Accelerator in CD 1 are completed.

*LL97 Compliance in District 2

Properties in CD 2 required to comply with emissions limits from Jan 1, 2024^{**}: **833**



Properties subject^{**} to
Article 320 of LL97: **719**
Article 321 of LL97: **114**

^{*}Metrics are based off 2022 benchmarking data and NYC Council District lines
^{**}DCAS and NYCHA properties must comply with LL97 but are not included in these counts

2024-2029 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
90%	\$17,552
2030-2034 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
36%	\$23,659

Energy Conservation Projects in District 2 with NYC Accelerator

1,239 active projects across 714 engaged buildings in District 2:

Of those engaged buildings undergoing active projects with NYC Accelerator,

71% (505) are covered by LL97

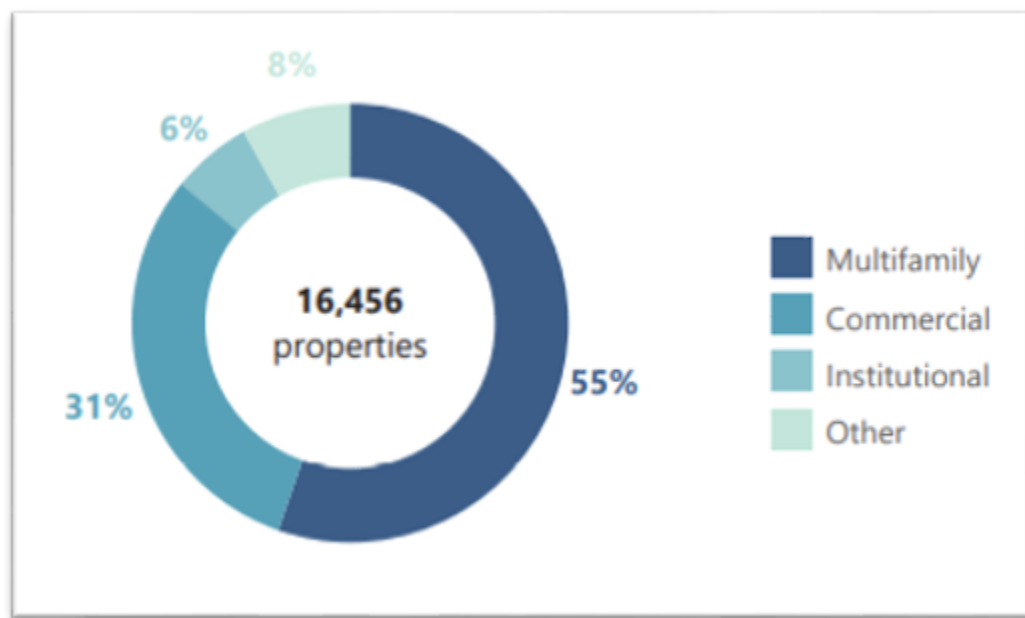
The most common types of projects happening within District 2 are related to:

1. LL97 Compliance Assistance
2. Lighting
3. Heating Distribution System
4. Building Envelope
5. HVAC Controls and Sensors

34% of all active projects with NYC Accelerator in CD 2 are completed.

*Citywide Compliance

Properties in NYC required to comply with emissions limits from Jan 1, 2024**: **25,302**



Properties subject** to
Article 320 of LL97: **16,456**
Article 321 of LL97: **8,846**

*Metrics are based off 2022 benchmarking data and NYC Council District lines
**DCAS and NYCHA properties must comply with LL97 but are not included in these counts

2024-2029 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
89%	\$19,752
2030-2034 Compliance Period	
Projected Compliance Rate	Projected Median Penalty
37%	\$22,867



Local Law 97 – Article 320

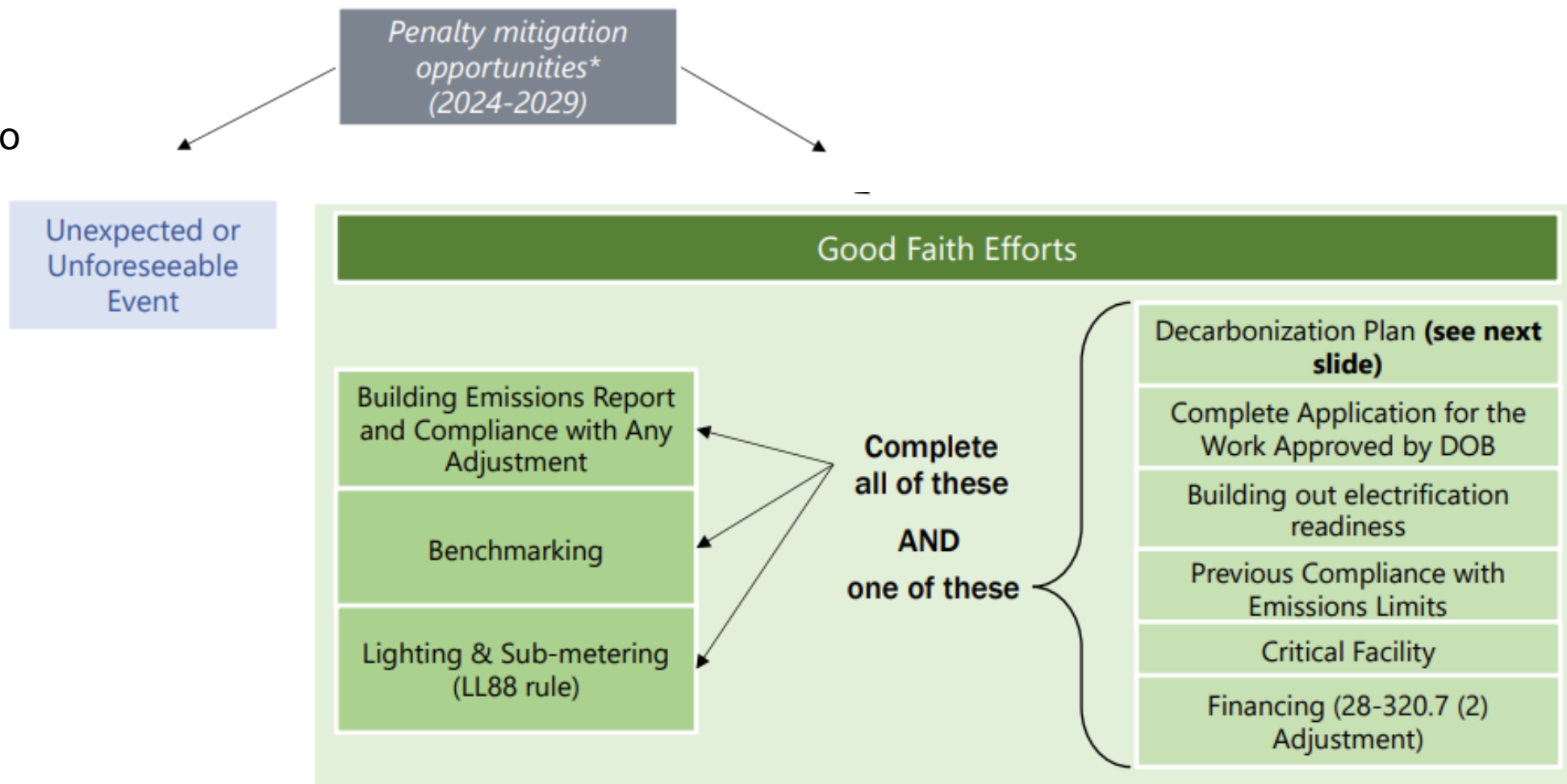
LL97: How Existing Buildings Could Meet 2030 Limits

RANGE OF BUILDINGS	SAMPLE SCOPES TO MEET 2030 LIMITS	GHG REDUCTIONS
Buildings already performing close to 2030 targets	<ul style="list-style-type: none"> • Invest in maintenance • Install low-flow fixtures • Air seal building • Heating system upgrades 	22%-29%
Buildings that are significantly underperforming	All of the above, PLUS: <ul style="list-style-type: none"> • Roof insulation and air sealing • Replace heating system with more efficient system • Lighting improvements • Heating system controls and sensors 	29%-48%
The worst-performing buildings (the worst 20 th percentile)	All of the above, PLUS: <ul style="list-style-type: none"> • Install heat pump hot water heaters • Upgrade old windows 	44%-63%

LL97: Good Faith Effort

Properties have two main compliance responsibilities:

- + Meeting emission limits
- + Submitting a building emissions report



*Adjustments available for hospitals, nonprofits, landmarks and buildings with special circumstances or financial hardship.

Decarbonization Plan Pathway

A plan for reaching net zero carbon emissions by 2050, including:

- ☐ Energy audit
- ☐ Inventory of major equipment
- ☐ List of alterations needed for compliance, consisting of:
 - ✓ Timeline
 - ✓ Financing plan
 - ✓ Expected emissions reductions

Additionally:

No RECs in the first compliance period.

Important Decarb Plan Dates:

Submit the decarb plan by:	May 1, 2025
Meet the 2024 emissions limit by:	May 1, 2027
Demonstrate* that the work for 2030 compliance is underway by:	May 1, 2028

*Complete Application for the Work
Approved by DOB



Local Law 97 – Article 321 (Affordable Housing Buildings)

Local Law 97 Compliance Guidelines for Rent Regulated and Affordable Housing

LL97 covered buildings[†] with rent regulated and/or affordable units should follow one of the pathways below:

Article 321: The Prescriptive Pathway

- > 35% of units subject to rent regulation (regardless of any income restrictions), OR
- Is an HDLC co-op (not a rental), OR
- Has 1+ units that participate in a federal project-based housing program (e.g., Section 8, Section 202, Section 811, or CoC), OR
- Participates in NYCHA PACT



Building must follow the Prescriptive Pathway (Article 321):

- Demonstrate that emissions are below the applicable 2030 limits, OR
- Show that applicable Prescriptive Energy Conservation Measures have been fully Implemented

AND file a one-time report by May 2025¹

1. Note that new rules allow buildings additional time to comply if they can demonstrate progress

*Further information is available here: [§28-321](#)

Article 320: The 2026 Pathway

- Has 1+ rent regulated units and no more than 35% of units subject to rent regulation (regardless of any income restrictions) AND
- Does not have any units with income-restriction as defined under the 2035 Pathway



Building must follow the 2026 Compliance Pathway:

The building must:

- Meet emission limits starting in 2026, or face penalties of \$268 per ton of carbon for exceeding the limits

File Annual reports starting May 2027*

*Further information is available here: [§28-320.3.10.1](#)

Article 320: The 2035 Pathway

- Is a Mitchell-Lama with no units that participate in a federal project-based housing program, OR
- Has ≤ 35%¹ rent regulated units and has 1+ units that are income restricted through certain* loans, grants, real property tax benefits (e.g., 420-c, Article XI, UDAAP), or property disposition programs

Note that units with an income restriction imposed solely through the Zoning Resolution (e.g., Inclusionary Housing programs) do not count as "income restricted" for the purposes of this path.



Building must follow the 2035 Compliance Pathway:

The building must:

- Meet emission limits starting in 2035, or face penalties of \$268 per ton of carbon for exceeding the limits

File annual reports starting May 2036*

1. Revised in 2024 clarify criteria for the 2035 pathway

*Further information is available here: [§28-320.3.9](#)

[†]LL97 generally covers, with some exceptions: buildings that exceeds 25,000 gross square feet; two or more buildings on the same tax lot that together exceed 50,000 square feet; two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet. **Image source:** <https://www.nyc.gov/site/hpd/services-and-information/ll97-guidance-for-affordable-housing.page>

Article 321: Prescriptive Measures

✓ These measures could equate to 5-10% in energy cost savings and up to 10% reduction in GHG emissions – *if the full set of measures are implemented.*

GENERAL:

- + Installing individual temperature controls.
- + Insulating all exposed pipes for heating and/or hot water.
- + Installing heating system sensors and boiler controls.
- + Installing radiant barriers behind freestanding radiators.
- + Installing timers on exhaust fans.
- + Upgrading common area lighting (Aligns w/ LL134 2025 deadline).
- + Weatherizing and air sealing.

STEAM SYSTEMS:

- + Replacing or repairing all steam traps.
- + Upgrading steam system master venting.
- + Insulating steam system condensate tank or water tank.

MAINTENANCE:

- + Adjusting temperature set points for heat and hot water.
- + Repairing all heating system leaks.
- + Maintaining heating systems.



NYC Accelerator Offerings

Building Energy Snapshot Tool

3347 14 STREET

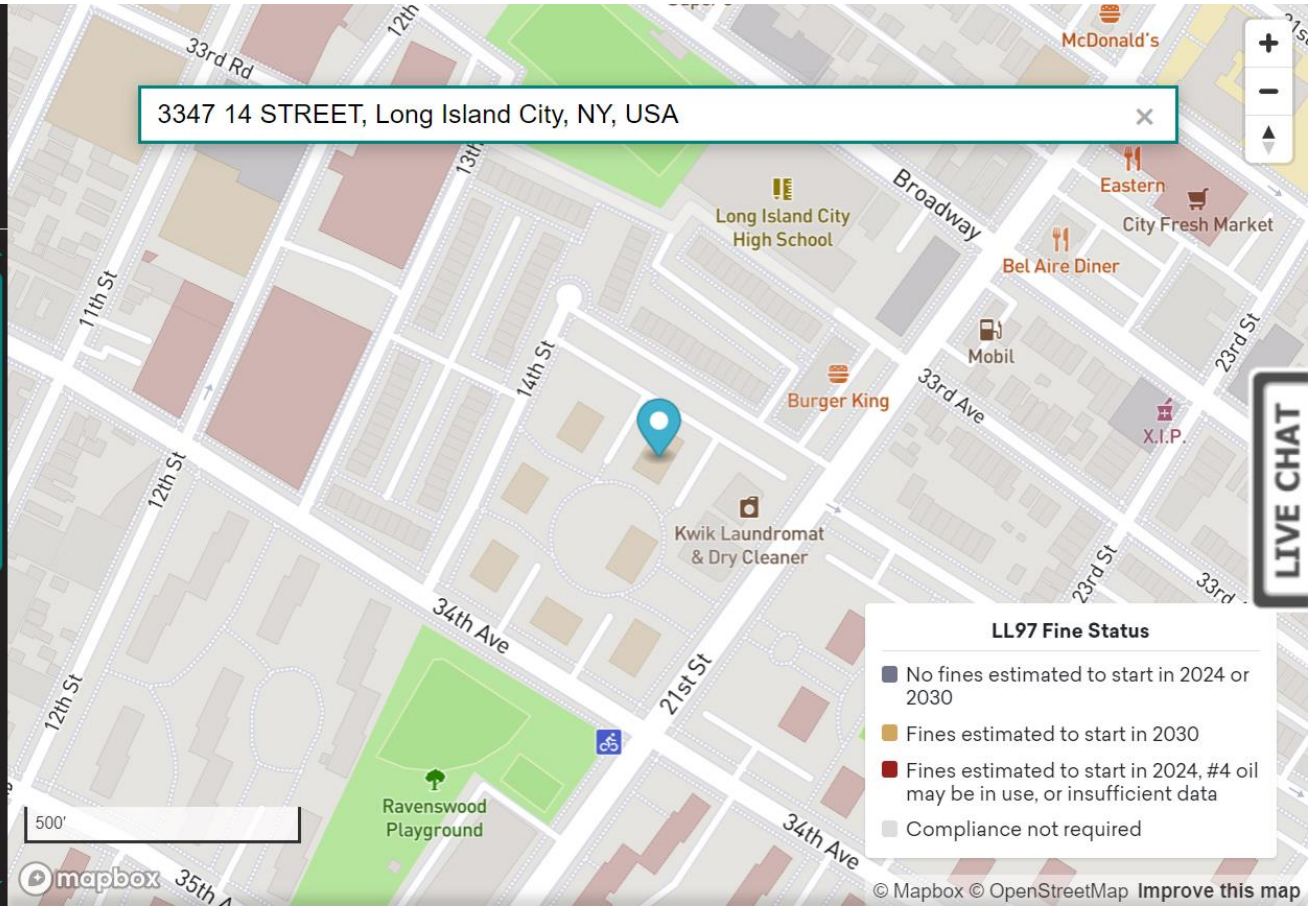
LONG ISLAND CITY, NY, USA

BBL: **4005280050**
Total Square Feet: **444,000**
Buildings on Lot: **7**
Year of Energy Data Used: **2019**

Projected LL97 Annual Penalty

2024-2029: **\$0**
2030-2034: **\$84,700**
Alternate LL97 Compliance Pathway
(Affordability Status): **Possible**

[Download Results](#)



[Take the Next Step](#)


Contact NYC Accelerator to have a building expert walk you through your results and provide free guidance on how you can reduce emissions and avoid annual fines.

Building Energy Snapshot Tool

<div>Building Energy Snapshot</div> <div>accelerator.nyc/snapshot</div> <div>2166 33 ROAD</div> <div>LONG ISLAND CITY, NY, USA</div>	
<div>Building Overview</div> <p>This section confirms general details about the building you searched. Information and projections included in this report are based on Local Law 84 benchmarking data provided in the year listed.</p>	<div>BBL: 4005570003</div> <div>Total Square Feet: 635,040</div> <div>Buildings on Lot: 14</div> <div>Year of Energy Data Used: 2020</div>
<div>Projected LL97 Annual Penalties</div> <p>Local Law 97 requires most buildings over 25,000 gross square feet to meet emissions limits starting in 2024. Buildings that exceed these limits will face an annual financial penalty of \$268 per ton of CO2 equivalent over the limit. On the right, view estimated annual fines through 2034 specific to the building you searched and see if it may be eligible for alternative compliance requirements, such as for affordable housing.</p>	<div>Projected LL97 Annual Penalty</div> <div>2024-2029: \$48,100</div> <div>2030-2034: \$496,100</div> <div>Alternate LL97 Compliance Pathway (Affordability Status): Possible</div>
<div>Projected Savings From Energy Improvements</div> <p>Making building energy improvements can reduce or eliminate fines associated with Local Law 97. See how much money you could save each year by reducing your building's most-used energy type (electricity, natural gas, fuel oil, or steam). This report focuses on a 10% reduction in energy use, but you can estimate savings from making a more or less drastic reduction.</p>	<div>Projected Savings From Energy Improvements</div> <div>Energy Type Most Used in Building: Natural Gas</div> <div>Annual Bill Savings From a 10% Reduction in Most-Used Energy Type: \$98,400</div> <div>LL97 Penalty Savings From a 10% Reduction in Most-Used Energy Type</div> <div>2024-2029: \$48,100</div> <div>2030-2034: \$93,300</div>

Help You Assemble a Decarbonization Team

NYC Accelerator can connect you with contractors and other service providers to help your property move forward toward compliance.



NYC ACCELERATOR FIND A CONTRACTOR

Find qualified, local service providers and design professionals to help you implement building energy improvements.

Services

Incentive Program Affiliation

Certifications

Market Sectors

Apply

BRIGHT ENERGY SERVICES

Bonnie Hagen
bonnie@brightenergyservices.com
<http://www.brightenergyservices.com>

75 South Broadway, 4th Floor
White Plains, New York 10601

Bright Energy Services provides engineering and financial analysis, project coordination and implementation, incentive/rebate procurement, energy auditing, retro-commissioning, benchmarking and building analysis (including NYC LL84, LL87, LL88, LL97 compliance), energy load reduction (via LED lighting retrofits, HVAC upgrades, building controls, electric vehicle charging stations, demand response, plug load management, boiler controls, and renewable energy installations), LEED certification, WELL Building Certification, ENERGY STAR certification, greenhouse gas inventories / carbon foot-printing, and sustainability program development and planning.

Services

Controls/Energy Management Systems Boiler Services HVAC Audits/Study/Consultant Elevator/Motors
Geothermal Heat Pumps Lighting

Market Sectors

Affordable Housing Commercial and Industrial Healthcare Institutional Multifamily Market Rate
Small-Medium Businesses

Certifications Affiliations

Con Edison Small-Medium Business Program (SMB) Con Edison Multifamily Program (MFEEP)
Con Edison Commercial and Industrial (C&I) NYS Affordable Multifamily Energy Efficiency (AMEEP)
NYSERDA Clean Heat Program

Incentives: YES # of Employees: 30 # of Years in Business: 34

LL97 requires different professionals to certify and submit a report to the DOB depending on your pathway. NYC Accelerator can help you determine who you need on your project team!

Article 320:

- ✓ Registered Design Professional (Architect or Engineer)
- ✓ Contractors to do the work

Article 321 PECM Pathway:

- ✓ Retro-commissioning Agent
- ✓ A contractor(s)
- ✓ Project manager

*Left: Our service provider lookup tool, not an endorsement.
NYC Accelerator is a service provider-agnostic City program.*

Contact Our Team of Experts



Web: accelerator.nyc/LL97

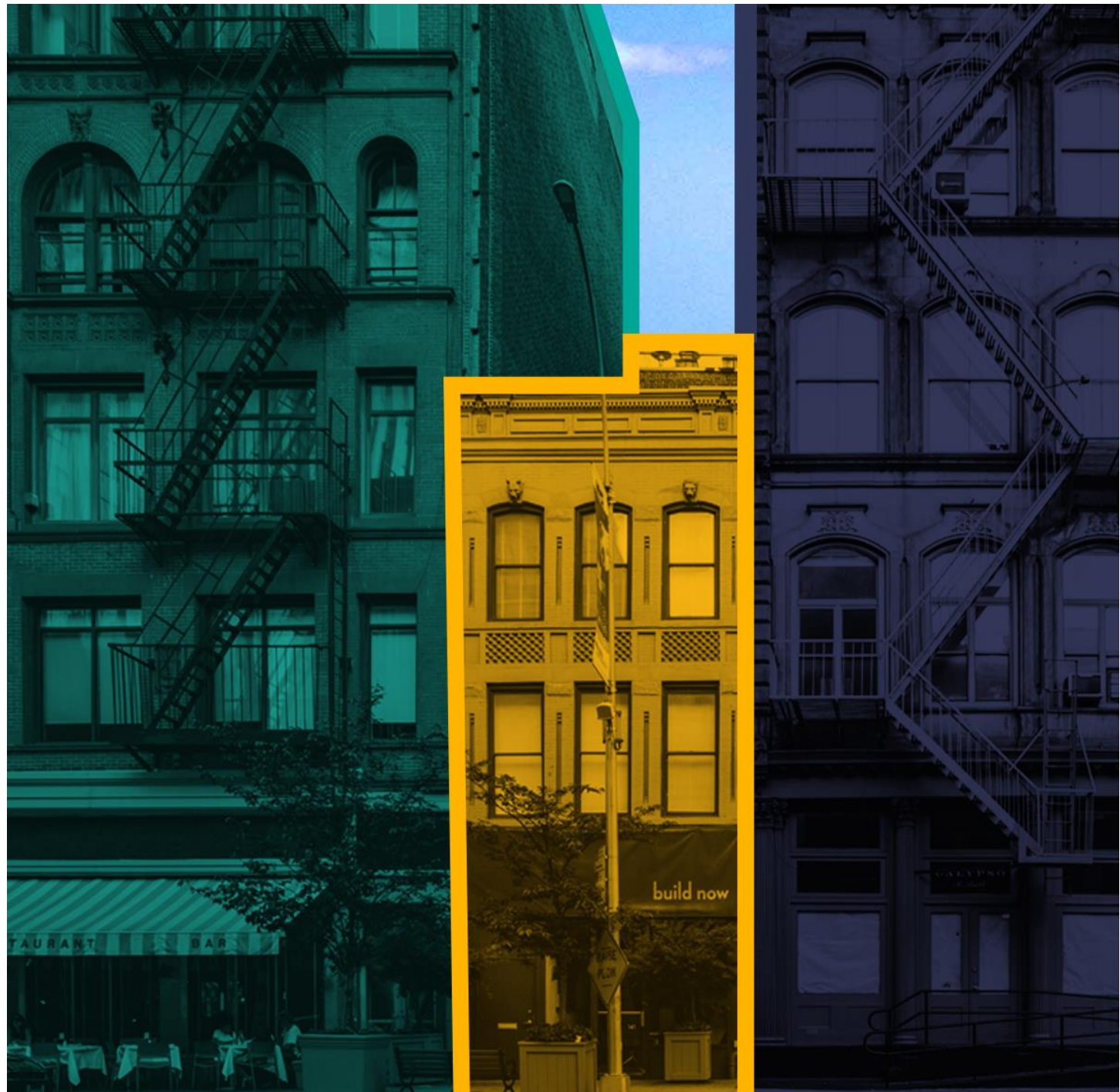
Email: info@accelerator.nyc

Phone: 212-656-9202



Register today for a meeting with an Account Manager

Financing Guidance



NYC Accelerator's Financing Assistance

Identify applicable financing programs

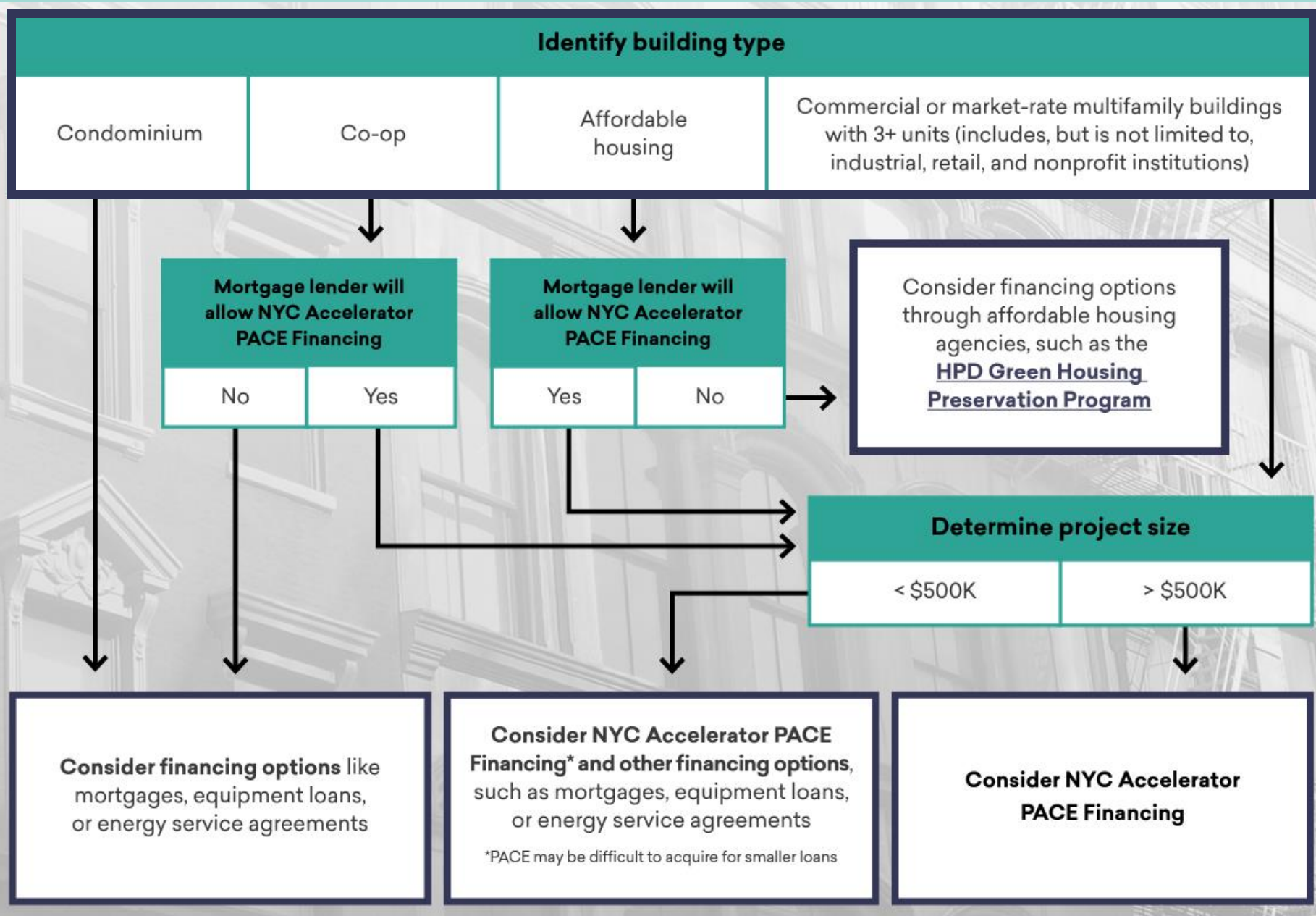
- + Relevant to specific project needs
- + Fit with building use and financial structure

Assist in navigating financing options

- + Connection to capital providers and lenders
- + Engage building stakeholders in the process
- + Improve understanding of various financing products
- + Guidance assessing options

Why Finance Energy Upgrades?

- + Minimizes or eliminates need for upfront funding
- + Addresses immediate and longer-term LL97 requirements
- + Facilitates large or stalled retrofit projects
- + Preserves building reserves for other necessary uses
- + Reduces financing costs by consolidating energy retrofits with other capital improvements or deferred maintenance
- + Reduces utility and other operating expenses
 - **Annual energy savings may be greater than financing repayments, resulting in “net cash flow.”**



Scan to download
the Financing
Toolkit.



Contact Our Team of Experts



Web: accelerator.nyc/LL97

Email: info@accelerator.nyc

Phone: 212-656-9202



Register today for a meeting with an Account Manager