

ASCENDANT OVERVIEW



ASCENDANT
NEIGHBORHOOD DEVELOPMENT



Ascendant has been serving Northern Manhattan for 35 years. Our portfolio consists of 28 buildings with 690 permanently affordable rental apartments that were financed through various city, state, and federal housing programs including Low Income Housing Tax Credits (LIHTC), Section 202, and Homeless Housing Assistance Programs.

Ascendant's buildings range in size from 4 to 94 apartments and include both new and rehabilitated structures. Our pipeline includes 2,146 additional units (1,500+ of which are new construction) across several developments.

RENEWABLE INVESTMENTS

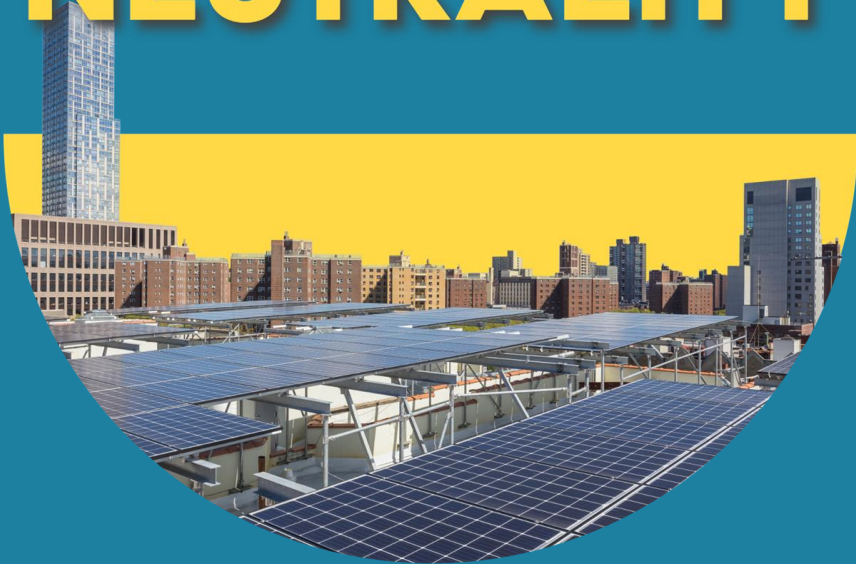


We value our assets by the transformative value they have on communities and the environment.

We have pursued environmental impacts through initiatives like our Energy Master Plan (developed with NYSERDA funding), four rooftop solar projects, and participation in the RetrofitNY Pledge. Our pipeline projects will include features such as passive house, full building electrification, solar PV, battery storage, panelization and prefabrication. We are also exploring options such as geothermal heating and cooling and IFLI Zero Carbon certification in some of these projects.

We believe that affordable housing should not compromise on sustainability or resilience. We leverage partnerships and collaborations with organizations like NYSERDA to bring innovative energy solutions to our projects.

CARBON NEUTRALITY



Ascendant is committed to mitigating the processes that lead to air pollution, reliance on fossil fuels, and global climate change through individual building retrofits and progressive energy practices.

We seek to leverage grants, incentives, loans, RFPs and RFQs to identify opportunities for our properties and pipeline, maximizing the impact of our sustainability efforts while ensuring financial viability.

We hope the EBC can help us pursue an ambitious path towards decarbonization for our buildings, creating a replicable blueprint that demonstrates sustainability and affordability can coexist.



OUR TRACK RECORD

Ascendant's commitment to sustainability has been evident through our very early participation in ConEd's Comprehensive Multifamily Program. Similarly, Ascendant was the second non-profit participant in the Mayor's Carbon Challenge, in which we pledged to reduce our building emissions by 30% over ten years.

From 2014 to 2021, Ascendant reduced our portfolio's carbon emissions by 25.2%, and preliminary estimates show total emissions were below the 30% reduction goal in 2022. Preliminary estimates show a 16.3% reduction in electricity-related emissions in 2022 relative to 2014, and a 25.6% reduction in gas-related emissions. Moreover, Ascendant has ceased the use of heating oil in our buildings since 2020.

Ascendant Heritage Apartments was one of Ascendant's largest building decarbonization projects, involving the rehabilitation of Ascendant's twenty-one oldest buildings to Enterprise Green Communities standards from 2017 to 2019. Four of these buildings have been operating rooftop solar photovoltaic canopies since 2019, producing 622 MWh of energy and offsetting common area electricity in multiple Ascendant buildings. Ascendant is in advanced discussions with Solar One to add photovoltaic solar canopies to several more of our rooftops, further demonstrating our commitment to renewable energy.

OUR COMMITMENT

For 53 E 131st St and 58 E 132nd St, the proposed projects will result in a total site Energy Use Intensity (EUI) reduction of 64% (relative to a 2014 baseline), with a 99% reduction in gas EUI and a 64% increase in electric EUI, resulting from electrifying the buildings space heating and DHW. For 421 E 116th St, the proposed projects will result in a total Energy Use Intensity (EUI) reduction of 67% (relative to a 2014 baseline), with a 99% reduction in gas EUI and a 58% increase in electric EUI, also resulting from electrifying the building space heating and DHW. Targets will be fulfilled by the end of 2027.



COMMITTED BUILDINGS

	58 E 132	53 E 131	421 E 116
Year	2008	2008	1997
Area	77,812	37,320	62,336
Units	61	28	63
Space heat	Shared natural gas hot water boilers with hydronic baseboard distribution		Same
Space cool	Sleeve AC	Sleeve AC	Sleeve AC
DHW	DHW provided by the boilers via a heat exchanger		Same
Envelope	Concrete block and precast concrete plank construction, with brick veneer, and fiberglass wall insulation. Wood roof deck roof with ~R-11 cavity insulation + varying deck insulation up to R-10.		
Ventilation	Rooftop exhaust fans from baths and kitchens		
EUI Total (kbtu/sf)	54.3		67.3



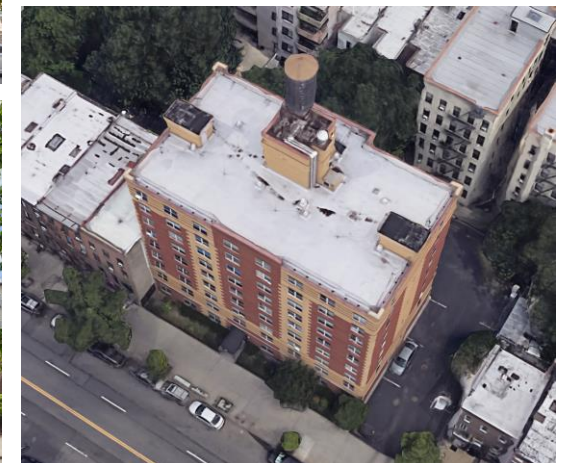
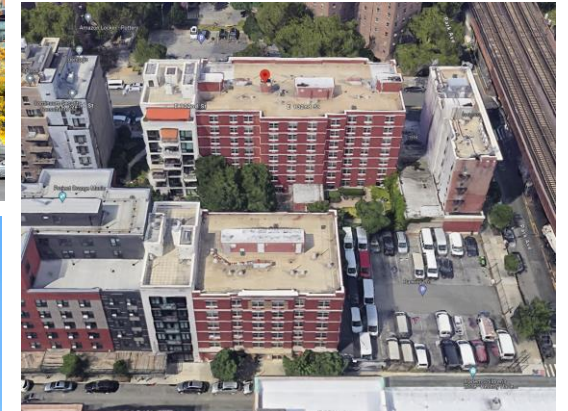
58 E 132nd - ALL SAINTS



53 E 131st - ALL SAINTS



421 E 116th - MT PLEASANT





TESTIMONIAL

Ascendant's partnerships with NYSERDA have helped us drive forward our mission to not only provide affordable housing but to ensure that these homes are sustainable, energy-efficient, and resilient for the long term. NYSERDA's support has been instrumental in integrating cutting-edge energy solutions into our developments, significantly reducing our carbon footprint while enhancing the living conditions for our residents.

