

**NYSERDA**

**HANAC, INC.**

Astoria, NY

Est. 1972

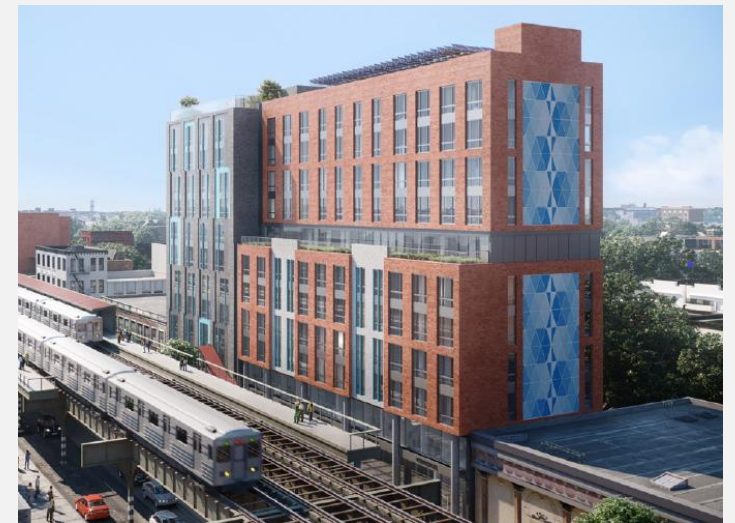
NYSERDA Empire Building Challenge Brag Book- 2024

# COMPANY OVERVIEW

- HANAC was established in 1972 by George T. Douris to serve the needs of the burgeoning Greek community in Astoria, Queens
- Our first project, Archbishop Iakovos Senior Residence, was completed in 1991, and we subsequently developed four additional buildings.
- Our total portfolio features five buildings containing 649 units of affordable senior housing in Queens, NY.
- 307 additional newly constructed units of affordable senior housing are currently in development.
- Social services and programming for seniors, families, and young people are also provided by HANAC to the community.



*Court Street (White Plains)- expected 2028*



*Ikos Senior Living (Astoria)- expected 2026*

## HANAC'S APPROACH TO CARBON NEUTRALITY

- Each of our buildings were built according to Enterprise Green Community and/or Passive House standards.
- Green construction lowers our energy usage and reduces the amount we are required to spend on heating, cooling, and electricity.
- HANAC also hopes to achieve a carbon neutral future for George T. Douris Tower through the Empire Building Challenge. The current design is not as efficient as it could be, which leads to excess energy usage. Electrification of our heating and hot water pumps, as well as utilizing thermal energy recovery, will be a great step towards meeting this goal.

# HANAC'S TRACK RECORD WITH SUSTAINABILITY

- HANAC has a strong background in pursuing the most sustainable options available.
- This is exemplified by our HANAC Corona Senior Residence:
  - Corona Senior Residence is one of the first affordable senior housing developments in the United States to meet Passive House Institute's design standards.
- Carbon Neutrality is defined as “the state achieved when an entity that produces carbon emissions removes the same volume of carbon emissions from the Earth's atmosphere”.
- HANAC approaches each project with a goal of finding the greenest solution to meet our needs as an organization as well as the needs of the planet. Our ultimate goal is to achieve carbon neutrality for our entire portfolio.



*HANAC Corona Senior Residence*

# GEORGE T. DOURIS TOWER

- 27-40 Hoyt Avenue South, Astoria, NY 11102
- Completed in 2009
- 15 stories tall
- 184 100% affordable senior units
- Heating Plant: boiler plant with five gas-fired, non-condensing hydronic boilers
- Cooling Plant: through wall air conditioners for apartments; direct expansion rooftop unit for common spaces
- Façade: Cinder block wall with Brick and Masonry
- Current EUI: 102.7 kBtu/SF



*George T. Douris Tower*

## TESTIMONIAL

HANAC greatly values its partnership with NYSERDA. The opportunity to receive this grant has allowed us to look into pursuing much-needed renovations to decarbonize our facilities, providing an option for a greener future and cost savings due to decreased energy usage.

Any savings that we gain from these renovations will provide us with a larger budget to reduce the carbon footprint of other buildings in our portfolio, utilizing the same model.