



RiseBoro

COMMUNITY PARTNERSHIP

Empire Building Challenge

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RISEBORO VISION

To build a city where your zip code does not determine your health outcomes, housing stability, or economic power



ABOUT JOENYC

The Joint Ownership Entity New York City is a membership organization that owns and asset manages affordable multifamily rental properties.

JOE NYC was founded by a group of prominent New York City Community Development Corporations in response to a set of challenges confronting New York City's affordable housing stock and low and moderate income communities, and, in particular the nonprofit community. JOE NYC is a 501(c)(3), nonprofit corporation.

JOE NYC is designed to strengthen the asset and property management capacity and outcomes of participating CDCs and the industry as a whole; to bolster the cash flow and balance sheets of participating CDCs; to enhance the ability of CDCs to secure financing for their development projects; and to help ensure the long-term affordability of the properties in its portfolio and the stability of the communities within which they are located.



OUR COMMUNITIES

RiseBoro's Housing Division portfolio ranges in typology from **multifamily** to **commercial** and **mixed-use** buildings

- Our New York State portfolio is currently over 2M square feet, of which 92% is directly owned and managed by the RiseBoro team
- 138 buildings containing 3664 residential units
- 28 commercial / community facility spaces.
- Operate and provide services in 8 HUD 202 Senior buildings
- 1392 units of affordable housing under construction and 2535 units in predevelopment.



A HISTORY OF SUSTAINABILITY

RiseBoro is a leader in providing New York City communities with energy efficient housing. Over the past 15 years RiseBoro has been part of numerous programs and competitions to advance sustainability in affordable housing. RiseBoro has consistently pushed the boundaries of green construction in NYC and established a new model for the industry, blending affordable housing with Passive House design and modern HVAC technology.

Our recognition in Sustainable building includes but is not limited to:

- Participation in the first NYSERDA MPP pilot in 2005
- Member. first cohort in the NYC Carbon Challenge, 2017
- NYSERDA Maintenance & Management Training grant awardee, 2017
- RetrofitNY High Performance Retrofit Solution Awardee, 2019
- NYSERDA Buildings of Excellence competition Round One Winner, 2019
- National Grid grant micro Combined Heat & Power awardee, 2019
- NYSERDA Buildings of Excellence competition Round Two Winner, 2021
- Member, Enterprise Green Communities Standard 2020 Advisory panel
- Certified Provider NYSERDA Affordable Multi family Energy Efficiency Program
- NYSERDA On Site Energy Manager (OsEM) grant awardee, 2021
- U.S. Department of Energy Better Buildings: Better Project Awardee, 2023

OUR APPROACH TO CARBON NEUTRALITY

RiseBoro's definition of a carbon neutral building mirrors that of the PHIUS ZERO standard which has three core principals

| Principal | Key Focus |
|---|--|
| Reduce building load by improving building envelope | Focus on building air-tightness and continuous insulation |
| Eliminate on-site fossil-fueled combustion appliances | Whole-building electrification |
| Support the renewable energy transition | Maximize on-site Solar PV and other renewables with the ultimate goal being energy independence. |



COMMITTED BUILDING 1 - NOLL STREET

43 Central Ave, Brooklyn, NY: Noll Street Apartments is a 60-unit, 131-bedroom building



| | |
|-----------------------------|----------------------------------|
| Age | Built 2004 - 20 Years |
| # of stories | 6 Stories |
| Heating Plant | Central gas-fired boilers |
| Cooling Plant | Through-wall window ACs |
| Distribution Systems | Hydronic Baseboard |
| Façade Description | Brick |
| Current EUI | 76 kBtu/ft ² /yr |
| Current Emissions | 731,968 lbs CO ₂ e/yr |

COMMITTED BUILDING 2 - MELROSE

63 Central Ave, Brooklyn, NY: Melrose Apartments aka Penny Yates Apartments is a 38-unit, 85-bedroom building



| | |
|-----------------------------|----------------------------------|
| Age | Built 2007 - 17 Years |
| # of stories | 6 Stories |
| Heating Plant | Central gas-fired boilers |
| Cooling Plant | Through-wall window ACs |
| Distribution Systems | Hydronic Baseboard |
| Façade Description | Brick |
| Current EUI | 60 kBtu/ft ² /yr |
| Current Emissions | 423,977 lbs CO ₂ e/yr |

PARTNERING FOR SUCCESS

RiseBoro is excited to work with NYSERDA and Steven Winter Associates to demonstrate scalable and innovative solutions for tall-building decarbonization that will support New York State's ambitious greenhouse reduction goals.



"Over the years at RiseBoro, NYSERDA has been instrumental in helping us achieve our rigorous sustainability goals. We look forward to continuing that relationship well into the future."

– Josh Shaffer, Energy Manager, RiseBoro



RiseBoro Community Partnership

THANK YOU