

Sisters Of Charity Housing Development Corporation – An Overview

- SCHDC was first established in 1986 with the creation of St. Joseph House in Staten Island, a 75-Unit, 100% affordable, senior-restricted residence.
- **SCHDC's Mission** is dedicated to developing and managing affordable permanent and transitional homes for the elderly, the homeless, housing insecure, the formerly homeless, and those with mental illnesses or disabilities. SCHDC also advocates for the creation of such housing through the New York Metro Area and beyond.
- As a sponsored work of the Sisters of Charity of New York, we are a community-based, not-for-profit organization. SCHDC works to create housing that will become a home.



Our Vision is with special concern for those with the greatest vulnerability:

- *Affirms* the importance of housing first, recognizing that permanent housing is a human right and a first step in achieving human flourishing; Recognizes that beyond a roof, our residents deserve respect, dignity and care as children of God created in the image of the Creator;
- *Creates* housing that can become a home: namely, it will develop dwellings that are affordable, secure, and well-maintained
- *Believes* that an atmosphere of love and compassion in affordable housing benefits all: residents, their family and friends, and the communities in which our developments are located.

SCHDC's Commitment to Sustainability and Carbon Neutrality

- **SCHDC's Overarching Approach to Decarbonization:** SCHDC's strategy for decarbonization is multi-faceted and includes the following:
 - 1. Commitment to Carbon Neutrality:** Pledging to make all seven buildings in Staten Island fossil fuel-free by 2035 and net-zero emissions by 2045.
 - 2. Transition to Electrification:** Strategically planning for all buildings, starting with Saint Elizabeth Manor in 2028, to transition to all-electric systems by 2035.
 - 3. Renewable Energy Initiatives:** Developing on-site renewable energy sources, notably rooftop solar projects, to reduce dependence on the grid and lower carbon emissions.
 - 4. Energy Efficiency Audits and Upgrades:** Conducting detailed energy audits to comply with local emissions laws and implementing the necessary measures to reduce carbon footprints.

Sustainability Track Record

- SCHDC has actively pursued sustainability within its portfolio, focusing on healthier, more efficient, and eco-friendly living environments. This includes:
- **Adopting Green Building Standards:** Implementing the Enterprise Green Communities guidelines, which emphasize cost-effective measures for energy efficiency, water conservation, healthy living environments, and durability. SCHDC's Vincent's Village was also awarded a best Affordable Project LEED Gold Award upon completion in 2020.
- **Renewable Energy Initiatives:** Investment in renewable energy projects such as rooftop solar installations, which support not only energy independence but also provide a direct financial benefit to tenants through community solar programs.
- **Participation in Sustainability Challenges:** Involvement in initiatives like the NYC Carbon Challenge and NYSERDA's Empire Buildings Challenge showcases SCHDC's dedication to meeting rigorous sustainability and decarbonization goals.

SCHDC's Commitment and Investment Thesis

- **Carbon Neutrality Goal:** SCHDC pledges to balance carbon emissions with renewable energy, aiming for fossil fuel-free operations by 2035 and net-zero emissions by 2045.
- **Key Commitments:**
 - Transition to all-electric systems to eliminate fossil fuel dependency.
 - Reduce Energy Use Intensity (EUI) across all properties. At Saint Elizabeth Manor, the Site EUI target is a 55% reduction from current.
 - Adherence to stringent carbon emission reduction targets in line with NYC's Local Law 97.
- **Investment Thesis Synergy:**
 - Enhances long-term asset value through cost savings and increased property desirability.
 - Mitigates regulatory and market risk, anticipating future sustainability requirements.
 - Aligns with investor and consumer values, ensuring competitive advantage.
 - Builds resiliency into real estate assets, securing future operational stability.

Committed buildings (1/3)

1. Markham Gardens (2011)

1. Age: 13 years, Brick Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Sleeve A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 363,763 kWh, 32,608 Therms



2. Sr. Louise De Marillac (2007)

1. Age: 17 years, Vinyl Siding Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Sleeve A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: TBD (Audit needed to Determine)



Committed buildings (2/3)

3. Lafayette Manor (2010)

1. Age: 14 years, Brick Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Sleeve A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 236,459 kWh, 25,223 Therms



4. Sr. Elizabeth Boyle Manor (2001)

1. Age: 23 years, Brick Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Window A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 258,360 kWh, 37,213 Therms



5. Saint Elizabeth's Manor (1999)

1. Age: 25 years, Brick Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Window A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 345,380 kWh, 39,968 Therms



Committed buildings (3/3)

6. Saint Vincent's Manor (1994)

1. Age: 30 years, Brick Façade
2. Heating System Type: Steam Boiler
3. Cooling System Type: Sleeve A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 304,667 kWh, 28,886 Therms



7. Joseph House (1986)

1. Age: 38 years, Brick Façade
2. Heating System Type: Hot Water Boiler
3. Cooling System Type: Sleeve A/C
4. Space Heating Distribution: Hydronic
5. Emissions and Energy: 212,890 kWh, 27,636 Therms



Testimonial

"Our partnership with NYSERDA is a cornerstone of our vision for a sustainable future. It is a powerful alliance that propels us toward innovative solutions, harnessing the collective expertise and resources to turn our green aspirations into tangible realities for the communities we serve. Together, we're not just transforming buildings; we're setting new standards for livability, efficiency, and environmental responsibility." – Jules Saint-Martin, AVP of Development, SCHDC