

Instructions



- Please fill out this brag book and return to your NYSERDA project manager **by April 1.**
- Use the following template to provide an overview of:
 - Your company
 - Your approach to building decarbonization
 - Your commitment to decarbonization
- Please use your company's branding and include images of your committed buildings (current images, as well as project renderings are encouraged).
- This brag book will be posted on the NYSERDA website to highlight your public commitment.
- Include a quote/testimonial describing the value of your partnership with NYSERDA.

Company overview

- Portfolio description: Syracuse Housing Authority (SHA) owns or manages sixteen affordable housing developments, comprised of 250 buildings consisting of high, mid, and low rises, stand-alone single-family homes, row houses, and multi-family walk-ups with over 2.9 million total square feet within the city of Syracuse.

- Company logo



- Years in the business: SHA was established as a public benefit corporation in October 1935 to provide affordable housing; administers a Housing Choice Voucher (formerly known as Section 8) program in Onondaga County.
- Value of assets under management/ownership: Insured value of \$522,838,853.
- Company investment thesis: SHA utilizes capital funds from the U.S. Department of Housing and Urban Development as well as Low-Income Housing Credits (LIHTC), and government grant funding to maintain, repair, rehabilitate and redevelop our existing property portfolio.

Company approach to carbon neutrality

- What is your company's overarching approach to decarbonization?

SHA's mission is to provide quality, safe and affordable housing, to create opportunities for residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities. As one of the largest providers of affordable housing in Syracuse, New York, SHA fully understands the challenges of maintaining multi-family buildings, especially considering the age of our property portfolio holdings. Therefore, we consistently seek initiative-taking strategies to preserve affordable housing, lower energy costs, increase residents' overall quality of life, while simultaneously attempting to decrease our carbon footprint with clean technology solutions and retrofits.

- What do you hope to achieve through the EBC Challenge?

SHA hopes to achieve through NYSERDA's Empire Building Challenge the development and implementation of a decarbonization roadmap for the project at 418 Fabius Street, Syracuse, New York, a seven-story, 39,500 square feet, 54-unit designated senior/disabled building, constructed in 1953. Our energy retrofit project aims to achieve site energy use intensity (EUI) reductions of 50% from 2010 baseline (84.4 EUI) to target 42.4 EUI, with full building electrification by target year 2030, which will inform our overall goal of decarbonizing our property portfolio.

- Other key points

Through the EBC, SHA is exploring the possibility of a neighborhood scale decarbonization and thermal energy network for all of the buildings within the James Geddes development which consists of four mid-rise buildings and multi-family row houses for a total of 477 housing units. The EBC opportunity to explore these options will assist us in developing a sustainability roadmap for our entire property portfolio.

Track record with sustainability and your EBC carbon commitment

- Track record with sustainability/green buildings:

Freedom Commons (54 units) - LEED Gold Certified 2019; Eastwood Heights (49 units), Almus Olver Towers (AOT) (148 units) - fully electric 2024-2025; East Adams Street/15th Ward Transformation Plan (1,400 Units) - fully electric 2024-2032; Leonard Buildings (48 units) - storm water management, weatherization, hot water heat 2014-2015; Ameresco energy efficiency rehabs to multiple properties for low flow water conservation for toilets (1,200 units) - 2015-2016; SHA's new main office - thermal envelope, solar photovoltaic system, fully electric 2025.

- Carbon neutrality definition:

SHA's commitment is to make our fully-electrified energy efficient portfolio of buildings compatible with a carbon-neutral electric grid.

- Commitment (emissions, EUI targets, etc.):

Our 418 Fabuis Street retrofit project aims to achieve site energy use intensity (EUI) reductions of 50% from 2010 baseline (84.4 EUI) to target 42.4 EUI, with full building electrification by target year 2030.

- How does the commitment fit within the company's primary investment thesis:

The EBC project presents SHA with an opportunity to explore energy retrofit options along with neighborhood scale decarbonization, and thermal networks, while developing a sustainability roadmap for our entire portfolio, that would allow for full building electrification by 2050, through the redevelopment of all properties utilizing capital funds, and other existing investment options including LIHTC and government grant programs.



Freedom Commons – LEED Gold Certified 2019; SHA’s commitment to building green.

Committed buildings

Describe the building at 418 Fabius Street

- Age: 70 Years
- # of stories: 7 + basement
- Heating Plant: Natural gas fired boilers
- Cooling Plant: Resident purchased/owned individual window A/C units
- Distribution systems: Steam system
- Façade description: Concrete block with exterior brick face and interior drywall. Estimated R-Value: R-8. Aluminum-frame windows with thermal breaks and double-glazing.
- Current EUI: 91 kBtu/sq. ft./year
- Current emissions: 1,314 tons of CO2 equivalent per year (per UGSBC Decarbonization Workbook)



Committed buildings: Existing condition



Committed buildings: Artist's Rendering

Testimonial

“The value of SHA’s partnership with NYSERDA will lead to benefits not only for our low-income building residents thus leading to an enhanced overall quality of life related to the energy retrofit project for heating, cooling, air quality and ventilation, but for SHA staff as well who will have increased opportunities for training and job security related to the development, installation, maintenance and repair of clean technology options which will decrease SHA’s energy costs, reduce building emissions and our carbon footprint, while assisting in developing a sustainability and decarbonization roadmap for our entire property portfolio.”

William J. Simmons, Esq., SHA Executive Director