

Cooper Square Committee

HDFC Greening Project

Addendum to Con Edison Proposal:

Summary of Outcomes from \$65,000 grant in Phase One:

In December, 2011, CSC was notified the Con Edison Settlement Committee approved funding for our HDFC Greening Project. We received the check from Con Edison 14 months later in February, 2013.

In total, CSC assisted 5 HDFCs, comprising 10 buildings, with 117 units. Two HDFCs, comprising 5 buildings with 50 units, enrolled in the **Weatherization Assistance Program (WAP)** and received capital improvements totaling \$379,000. \$258,000 in grant funds were provided by WAP, and the HDFCs were responsible for paying \$119,000, of which CSC contributed \$16,000. Several buildings also received assistance from the Green Team Program.

614-620 E. 9th Street: 32 units

- It recently received a new high efficiency dual fired (oil/gas) boiler to replace an oil fired boiler.
- It received a new chimney
- 175 new double glazed windows, currently being installed (will be completed by Nov. 30th).
- Energy star refrigerators, new light fixtures, CFL bulbs, CO2 and smoke detectors.
- The work scope totaled \$271,000. NMIC contributed \$200,000 from WAP, and the HDFC contributed \$61,000, with CSC providing \$10,000 from the Con Ed Settlement Fund.

336 East 4th Street: 18 units

- They received 164 new double glazed windows
- They had replaced their non-working boiler in the Summer of 2012 before they were enrolled in the WAP program. The work scope totaled \$108,000 with \$58,000 provided by NMIC from the WAP Program, \$44,000 provided by the HDFC and \$6,000 contributed by CSC.

Green Team Program:

We enrolled 3 HDFCs, comprising 5 buildings, with 67 units, in Con Edison's Green Team Program.

We met with building manager, Ana Ruiz, and Board officers representing 547-549 E. 12th Street (15 units), 412-414 E. 10th Street (29 units), 610 E. 5th Street (23 units), and enrolled these 3 HDFCs in the Green Team program.

The Green Team provided over \$3,000 in apartment retrofits, including 105 23-watt CFL bulbs, 81 13-watt CFL bulbs and 55 smart strips.

Summary of outreach results for the 27 HDFCs in our Phase 1 request:

We ultimately enrolled 5 of the original 27 buildings in a greening program, plus 3 buildings which was added later. In our original proposal, we had listed 614-620 E. 4th St. as 4 separate HDFCs when in fact the 4 buildings are just one HDFC. 336 E. 4th St. was not in our original proposal but they approached us when they found out about our HDFC greening project, and we obtained permission to expand our geographic area down below East 6th St. to East 4th St. 412-414 E. 10th St. was on our original list, and received Green Team services. 610 E. 5th St. and 547-549 E. 12th St. were not on our original list, but also received Green Team services.

As for the other 22 HDFCs on our original list that we proposed to do outreach to, we flyered all of them, and established contact with a board member or building manager in 16 of them. We met with 6 of them, and spoke on the phone with another 4 of them. Two HDFCs, 745-747 East 6th St. (23 units) and 621-623 E. 6th St. (20 units), have just started the application process in the past couple of weeks. 745-747 E. 6th St. has submitted 8 income eligibility forms so far. We need 12 income eligible shareholders in order to enroll the HDFC in WAP. 621-623 E. 6th Street (20 units) informed us this week they want to enroll, and we have sent them the application form and the individual shareholder forms.

As for the 10 HDFCs that we flyered over a year ago and haven't heard from yet, we plan to do another round of outreach to them. We have not pursued them because we have been busy working at cultivating relationships with the ones that have responded to our initial outreach efforts. We also have added 8 more buildings to our HDFC greening project outreach.

Reduced Gas Usage in Two Weatherized Buildings:

336 East 4th Street and 614-620 East 9th Street were only recently weatherized so we can't compare the number of therms used during heating season before and after installation of new systems. However, we did work with NMIC to get new, more efficient gas fired boilers installed at 13 Stanton Street (a 10 unit building) and at 16-18 2nd Avenue in September, 2012. When we compared gas usage for the period from September 2011 – May, 2012 with the period from September, 2012 – May, 2013, we found a dramatic reduction in gas usage (therms) 38% and 28% respectively and heating costs (39% and 30%) (see table below).

13 Stanton Street (10 units)

<u>Gas Consumption</u>	<u>Sept, 2011 – May, 2012</u>	<u>Sept, 2012 – May, 2013</u>	<u>Change</u>
Gas Use (Therms)	4,719 therms	2,928 therms	-38%
Expense	\$6,541.43	\$3,963.40	-39%

16-18 Second Avenue (21 units)

<u>Gas Consumption</u>	<u>Sept, 2011 – May, 2012</u>	<u>Sept, 2012 – May, 2013</u>	<u>Change</u>
Gas Use (Therms)	15,330 therms	11,035 therms	-28%
Expense	\$20,347.00	\$14,194.35	-30%

Our Request for Phase 2 Funding:

Based on feedback from our initial proposal, we are scaling back our proposed deliverables, and the amount of funding requested. We formally request an \$85,000 grant in order to weatherize 60 multifamily housing units. (We had previously requested \$140,000 to weatherize 100 units). As per the attached budget, \$25,000 is for personnel and \$60,000 is for capital funds that we can re-grant to income eligible HDFCs.

We are attaching letters of support from several of our project partners, with whom we plan to work to implement our proposed deliverables over the next 12 – 18 months.

We are confident that we can reach or exceed our goals for Phase 1 and 2 of this HDFC greening project, which got off to a slow start because our Greening Coordinator was only working part time until February, 2013 when we finally received the funding from Con Edison. Angee Cortorreal is now a full time staff member.

Attachment 4.

**COOPER SQUARE COMMITTEE
HDFC Greening Project
July 1, 2014 - June 30, 2015**

SOURCES OF INCOME		2014-2015 Greening Project	
Funding		Amount	
1	Con Edison Settlement Fund	\$ 85,000.00	p
2	Red Cross	\$ 30,000.00	p
3	Cooper Square MHA	\$ 5,000.00	p
3	Bank Foundations (Wells Fargo, M&T Bank, TD Bank...)	\$ 4,500.00	p
4	Fundraising Events	\$ 4,431.00	p
4	Total Income	\$ 128,931.00	

**COOPER SQUARE COMMITTEE
HDFC Greening Project**

EXPENSES		2014-2015 Greening Project	
Personnel		Amount	Note
1	Weatherization Specialist (Part Time)	\$ 38,000.00	FT
2	Executive Director (Project Supervisor)	\$ 8,250.00	15% of FT
3	Administrative Support Staff	\$ 5,625.00	15% of FT
	Sub-Total Personnel	\$ 51,875.00	
	Fringe Benefits		
4	FICA	\$ 3,970.00	
5	Health & Dental Benefits (Projected a \$730 per mo.)	\$ 8,520.00	
6	Sub-Total Fringe Benefits	\$ 12,490.00	
7	Total Personnel	\$ 64,365.00	
	Capital Funds		
8	Matching grants for Income Eligible HDFCs (100 units) *	\$ 60,000.00	
	Office Overhead		
9	Telephone Bills	\$ 1,200.00	
10	Utilities	\$ 1,200.00	
11	Office Equipment (computers, printers, phone system)	\$ 600.00	
12	Office Supplies (paper, mailing labels, etc...)	\$ 400.00	
13	Printing (Risograph supplies, copier services)	\$ 300.00	
14	Postage	\$ 200.00	
15	Travel	\$ 180.00	
16	Miscellaneous	\$ 486.00	
17	Sub-Total Operations	\$ 4,666.00	
18	TOTAL EXPENSES	\$ 128,931.00	
19	Surplus/(Deficit)	\$ -	

* Note - matching grants will average \$1,000 per unit for each HDFC. It is not possible to provide the scope of work for each HDFC at this stage. However, based on past experience, new boilers generally cost \$60,000 - \$80,000 in these tenement buildings. New windows typically cost \$2,500 - 3,000 per unit. Overall, weatherization work tends to average \$5,000 - \$7,000 per unit per building.

Northern Manhattan Improvement Corporation

November 4, 2013

Carol Kostik, Chairperson
Con Edison Settlement Fund Committee
Community Board 3
59-61 East 4th Street
New York, NY 10003

Dear Ms. Kostik,

I am writing to confirm that the Northern Manhattan Improvement Corporation (NMIC) has partnered with the Cooper Square Committee to income qualify and enroll numerous HDFCs in the Weatherization Assistance Program and EmPower NY in the past two years. We have been administering these programs in Manhattan for over two decades, and we expect to continue to receive renewable funding in the coming fiscal year. We would welcome the opportunity to continue working with the Cooper Square Committee to assist low income HDFCs near the Con Edison Plant on East 14th Street.

Based on the basic information Mr. Herrick has shared with us about his organization's proposal, I believe that many of the residents of the more than two dozen buildings his staff is outreaching to are likely to be eligible for energy upgrades in their apartments, such as new energy star refrigerators, CFL bulbs, energy smart strips, water saving showerheads, aerators, heating distribution improvements and insulation. The Cooper Square Committee has been developing relationships with numerous HDFCs on the Lower East Side, and is leveraging relationships with multiple organizations, including the Northern Manhattan Improvement Corporation, to delivery an array of Energy Conservation services to local residents.

Our work with CSC has enabled us to serve more than a dozen buildings in the past two years, installing new high efficiency boilers serving 9 buildings and new windows in several buildings, as well as many apartment retrofits. These improvements are valued at over \$800,000. I strongly encourage you to fund the Cooper Square Committee's HDFC greening project.

If you have any further questions, you may contact me at 212-822-8300, Ext. 338. Thank you.

Yours truly,



Dan Rieber

Program Director

Weatherization Assistance Program

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White Roof Project

November 4, 2013

Carol Kostik, Chairperson
Con Edison Settlement Fund Committee
Community Board 3
59-61 East 4th Street
New York, NY 10003

Dear Ms. Kostik,

I am writing to confirm that the White Roof Project would welcome the opportunity to work with the Cooper Square Committee to enroll low income HDFCs east of Avenue B, between East 4th Street and East 14th Street, in the White Roof Project. Since our organization started in 2010, we have coated the roofs of more than two-dozen multifamily buildings on and near the Cooper Square Committee's office on East 4th Street.

The Cooper Square Committee has been developing relationships with numerous HDFCs on the Lower East Side, and is currently partnering with a number of non-profits that do greening work. The White Roof Project is happy to be one of the organizations delivering greening services to local residents.

Furthermore, from my personal experience with Cooper Square Committee, I can say that the group is dedicated to and connected with the residents of the Lower East Side. The Committee's help has been invaluable to the White Roof Project in our search to identify project partners and supporters in the community. The Committee's work is well-respected by the local community and their stellar reputation will assist them in the execution of this much-needed effort.

I encourage you to fund their project so that we can assist this underserved population of low-income shareholders, many of whom were impacted by Hurricane Sandy.

Thank you.

Yours truly,

Rachel Laiserin
Heather B. James
Juan Carlos Pineiro Escoriaza
Jacqueline Lyonssi
Paul Davis

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www.whiteroofproject.org





November 4, 2013

Carol Kostik, Chairperson
Con Edison Settlement Fund Committee
Community Board 3
59-61 East 4th Street
New York, NY 10003

Dear Ms. Kostik,

I am writing to express support for the Cooper Square Committee's HDFC Greening Project. In the past year, we have worked with Cooper Square Committee's greening staff to deliver a variety of apartment energy efficiency upgrades to numerous buildings.

We would welcome the opportunity to work with the Cooper Square Committee to assist more low income HDFCs near the Con Edison Plant, in the area between East 4th Street and East 14th Street. Based on the basic information Mr. Herrick has shared with us about his organization's proposal, I believe that the more than two dozen buildings his staff is outreaching to are good candidates for this program. We provide CFL bulbs, "smart" power strips, low flow showerheads and sink aerators.

The Cooper Square Committee has been developing relationships with numerous HDFCs on the Lower East Side, and is currently partnering with the Northern Manhattan Improvement Corporation, Community Environmental Center, the Con Edison Multi-Family Energy Efficiency Program, and the White Roof Project to delivery an array of greening services to local residents. These services have helped bring down fuel and electricity costs in many buildings.

If you have any further questions, you may contact me at 718-292-1868, Ext. 5001. Thank you.

Yours truly,

A handwritten signature in blue ink that reads "Lee Parker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lee Parker
Program Manager, Franklin Energy Services
37-18 Northern Blvd, Suite 421, Long Island City, NY 11101-1636

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November 6, 2013

Carol Kostik, Chairperson
Con Edison Settlement Fund Committee
Community Board 3
59-61 East 4th Street
New York, NY 10003

Dear Ms. Kostik,

NYSERDA is pleased to verify its commitment to the Cooper Square Committee's Housing Development Fund Corporation (HDFC) Greening Project that is being submitted to the Con Edison Settlement Fund Committee. Recently, the Cooper Square Committee has partnered with the Community Environmental Center and the Northern Manhattan Improvement Corp., both of which administer NYSERDA's EmPower NY Program in Manhattan. The EmPower Program provides income eligible buildings with a variety of apartment energy efficiency upgrades, such as energy star refrigerators, CFL bulbs, water saving aerators, as well as home safety measures such as CO2 detectors and smoke detectors.

The Cooper Square Committee has demonstrated the capacity to enroll more than a dozen low income buildings in the Cooper Square Mutual Housing Association program as well as low income HDFCs east of Avenue A in the EmPower NY Program.

The Cooper Square Committee has been developing relationships with numerous HDFCs on the Lower East Side, and is currently partnering with the Northern Manhattan Improvement Corporation, Community Environmental Center, the Con Edison Multi-Family Energy Efficiency Program, and the White Roof Project to delivery an array of greening services to local residents. These services have helped bring down fuel and electricity costs in many buildings.

We look forward to being a part of this worthwhile project.

Respectfully,



Kelvin Keraga
Senior Project Manager

New York State Energy Research and Development Authority

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