



**Community
Preservation
Corporation**

**NYC Local Law 97:
Compliance Takeaways
and Retrofit Successes from Year One**

January 27th, 2026

TODAY'S AGENDA

Welcome and Introduction

Izzy Nesci, Sustainability Associate, Community Preservation Corporation

Year One Compliance Takeaways and Looking Ahead

Beth Golub, Director of Sustainability Policy and Legal Affairs, The Department of Buildings (DOB)

NYCEEC Products and Retrofit Case Studies

Yajun Li, Senior Associate, New York City Energy Efficiency Corporation (NYCEEC)

James Hannah, Chief Operating Officer, Parity

Stefan Unger, Former Building Board President

Open Q&A

Audience Poll

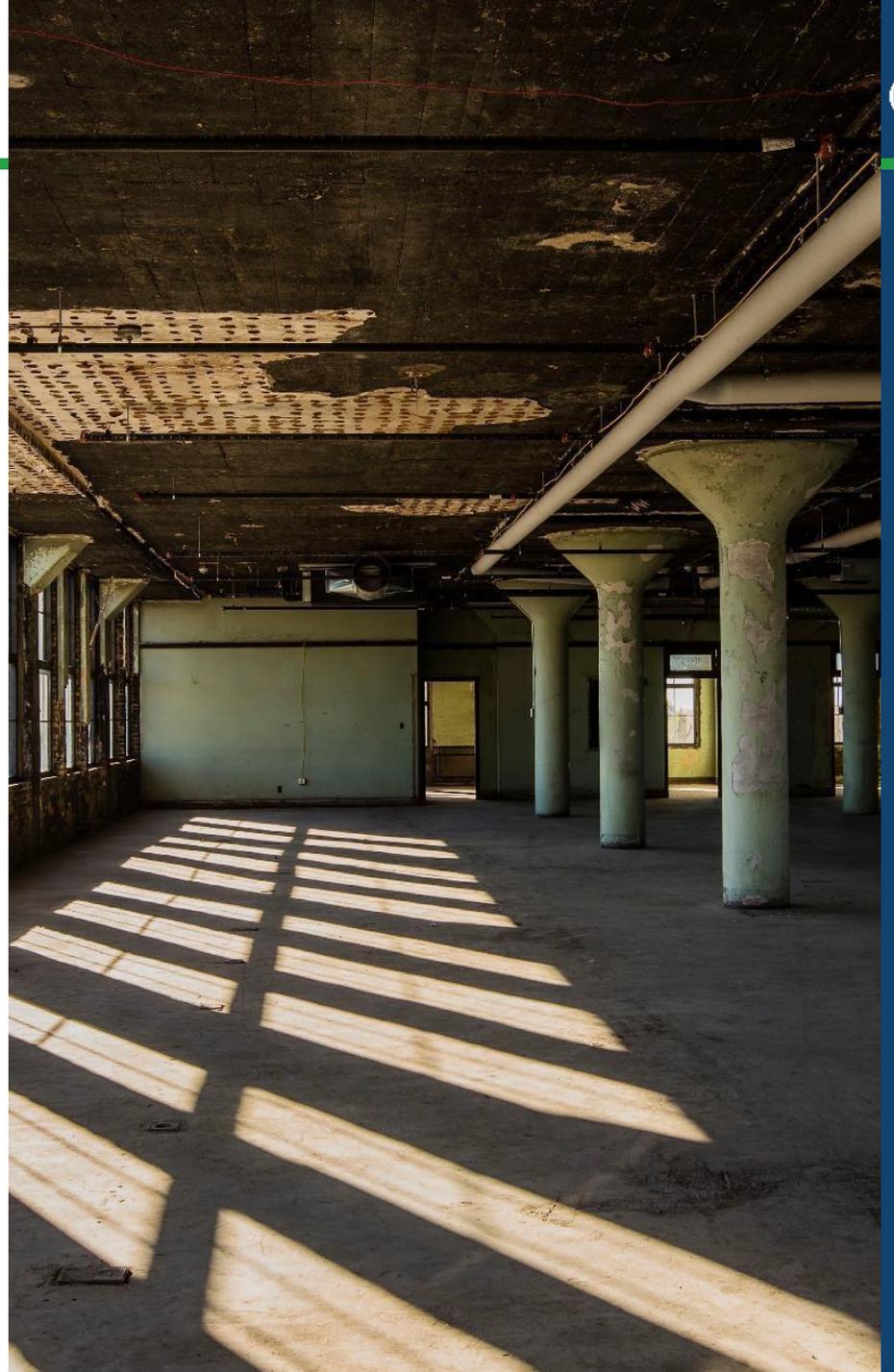
MISSION-DRIVEN SINCE 1974

CPC believes housing is central to transforming underserved neighborhoods into thriving and vibrant communities.

CPC is a nonprofit affordable housing and community revitalization finance company providing flexible capital solutions, fresh thinking and a collaborative approach to the complex issues facing communities.

Our goal is to be more than just a lender. At CPC, we work as a partner to provide technical expertise and hands-on support to help meet the capital needs and broader community revitalization goals of our customers, local stakeholders and the communities we serve.

Adaptive Reuse
500 Seneca Street
Buffalo, NY



INVESTING IN OUR MISSION

CPC believes housing is central to transforming underserved neighborhoods into thriving communities. Today, CPC uses its unique expertise in housing finance and public policy to:



Expand housing access and seek new ways to lower the cost of producing affordable housing



Invest in closing the racial wealth gap, and increase diversity and equity in the development industry

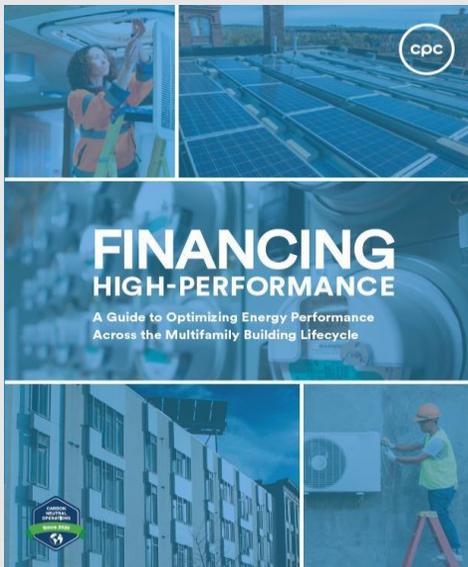


Commit to and expand investment in the green economy and lessen the impact of climate change

EDUCATION

Through its sustainability initiative, CPC has engaged partners, clients, and peers to provide important information about local and state policy, underwriting strategies, and financing opportunities for buildings incorporating energy efficiency.

CPC has conducted trainings and webinars to bring “underwriting savings” to a broader lending audience, published a white paper on Passive House performance, and convened a summit to address New York’s shift to a carbon neutral economy.



Financing High-Performance Guide, 2020

1

CREATING CAPITAL SOLUTIONS

CPC pioneered the “underwriting savings” approach and cemented the methodology with the release of Underwriting Efficiency guide.

Following the creation of its sustainability initiative, CPC has continued to explore creative ways to finance energy efficiency and high-performance building measures and bring these practices to the forefront of affordable housing development.



Capital Solutions for High-Performance Construction, Troy, NY

2

DATA & TRACKING

The backbone of CPC’s sustainability initiative is the impressive portfolio of loans that employ one or more Sustainability Criteria.

Tracking these loans, tagging the completed criteria, and benchmarking performance allow us to analyze long term performance and improve our lending practices.

Information from CPC’s sustainability portfolio has helped our private and public partners to innovate and inform policy decisions and state funded programs.



Electric Metering from Financing High-Performance, 2020

3



BUILDING PERFORMANCE WEBINAR SERIES

- Through our building performance webinar series, CPC provides important information about local and state policy, underwriting strategies, and financing opportunities for buildings incorporating energy efficiency

 Innovative Energy Solutions for Multifamily Buildings: Geothermal, Wind, and Smart Management September 30, 2025 2:00 pm WEBINAR Innovative Energy Solutions for Multifamily Buildings: Geothermal, Wind, and Smart Management →	 Leveraging Lending Tools for Retrofit Feasibility Screening and Avoided Emissions Calculations May 17, 2024 WEBINAR Leveraging Lending Tools for Retrofit Feasibility Screening and Avoided Emissions Calculations →	 Ground Source Heat Pumps: Successful Applications and Opportunities for Expansion January 2023, 2025 WEBINAR Ground-Source Heat Pumps: Successful Applications and Opportunities for Expansion →	 The Climate Friendly Homes Fund: Lessons Learned September 11th, 2024 WEBINAR The Climate Friendly Homes Fund: Lessons Learned →
 Heat Pumps in Your Home: Installation Dos and Don'ts to Improve Performance July 18th, 2024 WEBINAR Heat Pumps in Your Home: Installation Dos and Don'ts to Improve Performance →	 Electrifying Transit: Accessible EV Charging for Multifamily Renters and Owners April 18th, 2024 WEBINAR Electrifying Transit: Accessible EV Charging for Multifamily Renters and Owners →	 Local Law 97 Compliance: Guidance for Regulated Buildings and Low-Lift Big Impact Measures to Reduce GHG Emissions February 19th, 2024 WEBINAR Local Law 97 Compliance: Guidance for Regulated Buildings and Low-Lift Big Impact Measures to Reduce GHG Emissions →	 Optimizing Energy Efficiency in Large Multifamily Buildings February 19th, 2024 WEBINAR Optimizing Energy Efficiency in Large Multifamily Buildings →

WELCOME AND INTRODUCTION



BETH GOLUB

DOB



LOCAL LAW 97

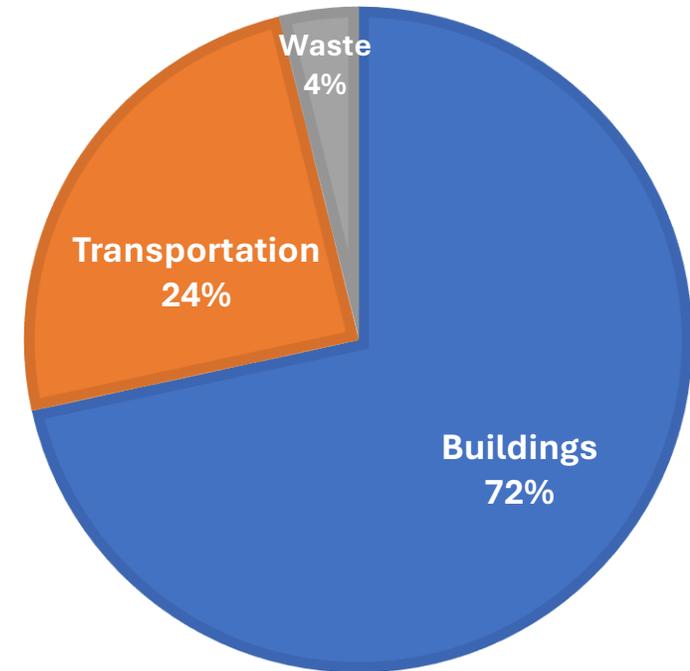
JANUARY 2026

NYCTM
Buildings

LL97 Take-Aways from Year One

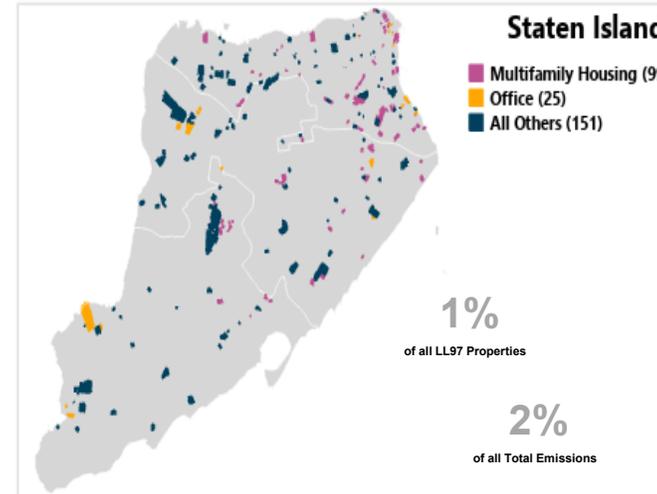
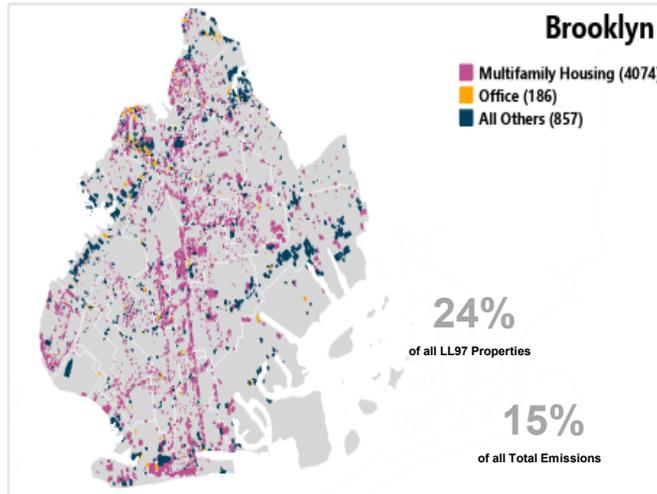
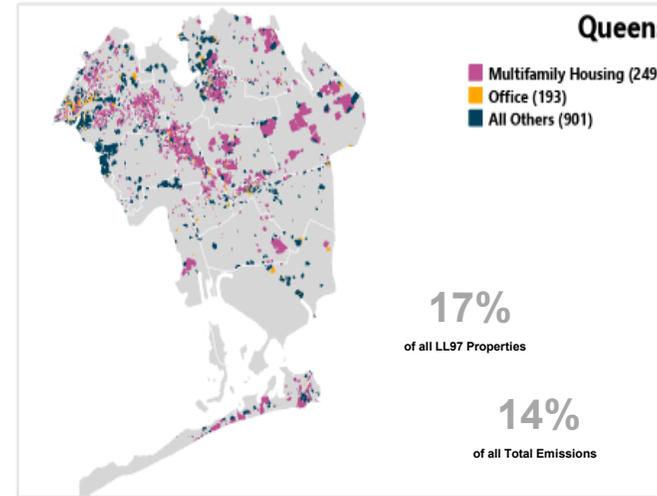
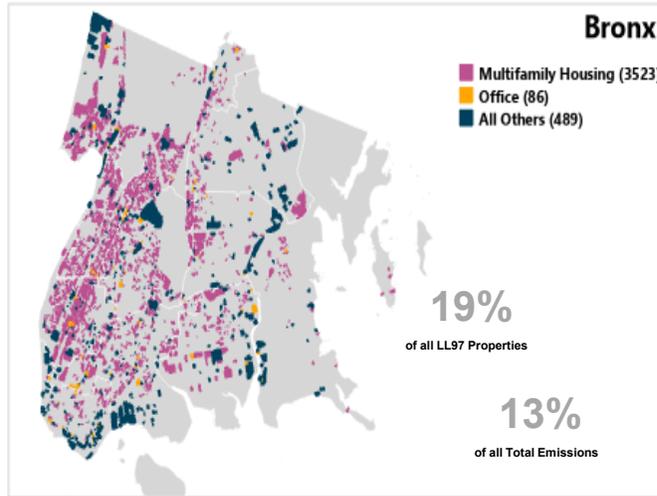
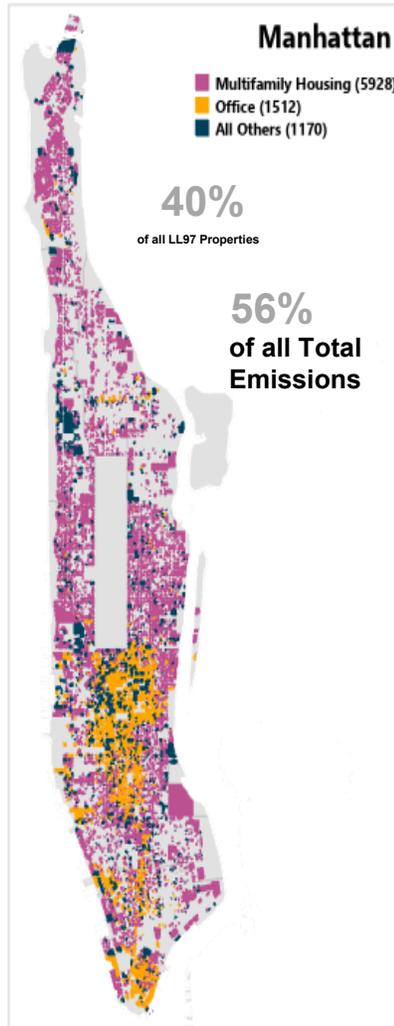
- LL97 is NYC's Top Climate Initiative
 - Addresses #1 source of GHG emissions – buildings
- Building owners are engaged and complying at very high rates
- Stimulating NYC's green economy
- City is advancing a fair and supportive approach to implementation that prioritizes helping building owners, rather than penalizing them
 - NYC Accelerator is a key resource

NYC GHG EMISSIONS BY SECTOR (2023)



Source: NYC Greenhouse Gas Inventories – NYC Mayor's Office of Climate and Environmental Justice (cityofnewyork.us)

CITYWIDE SUMMARY OF LL97 PROPERTIES



- Manhattan has the largest share of buildings under LL97 followed by Brooklyn, Bronx, Queens, and Staten Island
- Manhattan also has the greatest share of total emissions, followed by Brooklyn, Queens, Bronx, and Staten Island

LL97 Year 1 Engagement Rate

- 93.5% of properties **engaged** as of Nov. 2025
- Affordable housing buildings (Article 321) engaged at the highest rates (96%)

	Total BBLs		Article 320		Article 321	
	Count	% of Total	Count	% of Total	Count	% of Total
Total	22,911	100%	14,978	100%	7,933	100%
Engaged	21,411	93.5%	13,776	92%	7,635	96%
No Engagement	1,500	6.5%	1,202	8%	298	4%

LL97 IS A DRIVER OF GREEN JOB CREATION

- **City is working closely with service providers to ensure success**
 - Established a LL97 Workforce Development Mobilization Task Force in Sept 2023
 - June 2025 Accelerator LL97 Service Provider Expo attracted over 1000 attendees
 - Over 100 service providers participate in weekly info sessions with DOB
- Nearly **50% of the future 400,000 green-collar jobs in NYC** projected by 2040 will be tied to decarbonizing buildings, which is driven by compliance with LL97 (Source: NYCEDC, Green Economy Action Plan, 2024)
- **Building decarbonization jobs:**
 - Typically make more than a NYC Family Sustaining Wage (\$63,000)
 - Many don't require a college degree
 - Union membership is high

Local Law 97 Pathways to Compliance

Reduce Emissions & Increase Energy Efficiency

Implement building upgrades to **reduce emissions** and **increase energy efficiency**

Good Faith Efforts

Make **good faith efforts** toward compliance and receive a Mediated Resolution

Offsets

Purchase **offsets** from the NYC Affordable Housing Reinvestment Fund

RECs

Purchase **Renewable Energy Credits (RECs)**, when available

320.7 Adjustment

Apply for **320.7 adjustment** to the building's annual emissions limit for external and financial constraints

WELCOME AND INTRODUCTION



YAJUN LI
NYCEEC

NYCEEC

- First local green bank in the U.S.
- 501(c)(3) mission-driven lender, created in 2010 by NYC Mayor's Office of Sustainability
- Lending to support energy efficiency, renewable energy, battery storage, EV charging infrastructure, and high-performance building projects.
- NYC C-PACE Program Administrator
- NYC LL97 Offset Program Administrator

NYCEEC focuses 100% on energy efficiency and clean energy in communities.



NYCEEC

- Leader in green loans: mobilized over **\$800 million** in capital for energy efficiency and clean energy projects
- Greened > **21,000 affordable housing** units
- Since inception, **85%** of loan volume supported projects in LMI communities
- Serve **multiple real estate sectors**: affordable & market rate, multifamily, commercial, industrial, & institutional



**Including Washington, D.C.*

NYCEEC LOAN PRODUCTS

Direct Loan

- Construction Financing with multiple draws

Multifamily Express Green (MEG) Loan

- Streamlined for Condos & Co-ops

Predevelopment Loan

- Cover preliminary expenses before construction

Acquisition Loan

- Cover up to 80% of acquisition costs

PACE Loan

- C-PACE Loan under the NYC C-PACE Program

Incentive Bridge Loan

- Bridge the gap to receiving utility incentive payments

ESA/PPA

- Energy Services Agreement/Power Purchase Agreement

DIRECT LOAN - RETROFITS



One building's
"before" picture

Eligible Upgrades:

- ✓ HVAC Systems & Cooling
- ✓ Domestic Hot Water
- ✓ Lighting
- ✓ Building Envelope
- ✓ Appliance Replacement
- ✓ Roof Replacement
- ✓ Ancillary Measures
- ✓ Solar:
 - Ground-Mount Systems
 - Roof-Mount Systems
 - Subscription-based Community Solar
- ✓ and more!

DIRECT LOAN – KEY TERMS

Borrower(s):	Building Owners Project Developers
Coverage:	Up to 90% of Project Costs
Est. Rate:	6.75-7.75% Lower end of range for Affordable Housing
Incentive Bridge:	Utilities, State
ITC Bridge:	Tax Equity, Transfer
Key Terms:	Interest-only during Construction Period Fully amortizing Collateralized by project equipment

IMPORTANT APPLICATION REQUIREMENTS

- Building financial statements – 3 years
- Project Narrative
- Project Drawings or Designs
- Project Timeline
- Current Owner Ledger and Arrears Report
- Energy Analysis or Feasibility Study
- Major Project Contracts
- Key Third-Parties – architect, engineer, legal counsel

MULTIFAMILY EXPRESS GREEN (MEG) LOANS



- ✓ Designed primarily for condos & co-ops
- ✓ Streamlined underwriting and documentation process
- ✓ Loan range: \$250,000-\$750,000

MULTIFAMILY EXPRESS GREEN (MEG) LOANS

Borrower(s): Building Owners

Coverage: Up to 90% of eligible Project Costs

Est. Rate: 7.0%

Key Terms: Interest-only during Construction Period
10-year Amortization Period

Case Study: Multifamily Express Green (MEG) Loan for Solar PV to support LL97 Goals



- 385 kW DC rooftop solar PV system across six buildings at a multifamily co-op in Queens

- **The Project Numbers**

NYCEEC Loan	\$800,000
NYSERDA Rebate	\$230,600
Additional Sources	\$116,200
Total Project Cost	\$1,146,800

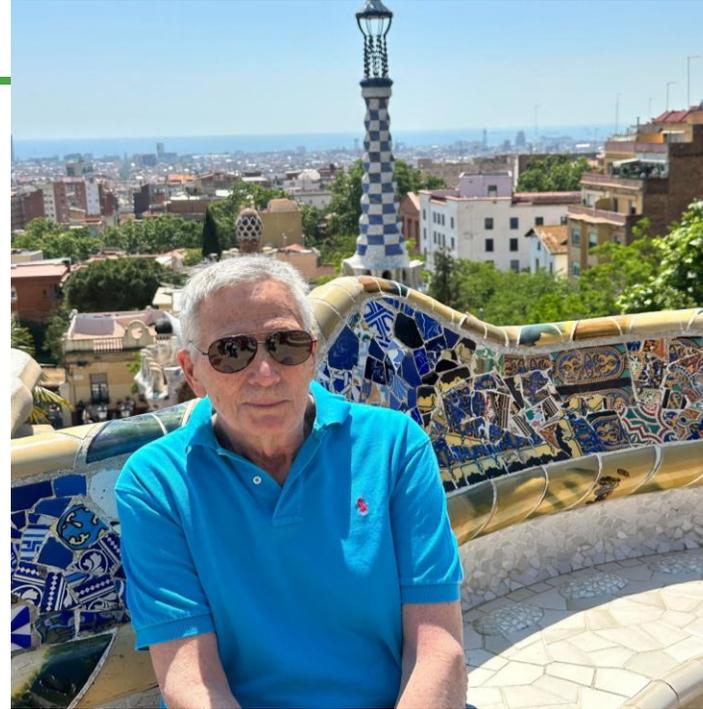
- **The Results**

- Offset approximately 30% of the building's total electricity consumption
- Lower electricity costs (~\$80,000/year)
- Support Local Law 97 compliance for the 2030–2034 period

WELCOME AND INTRODUCTION



JAMES HANNAH
Parity



STEFAN UNGER
Former Building Board President



Local Law 97 Meets Local Law 11

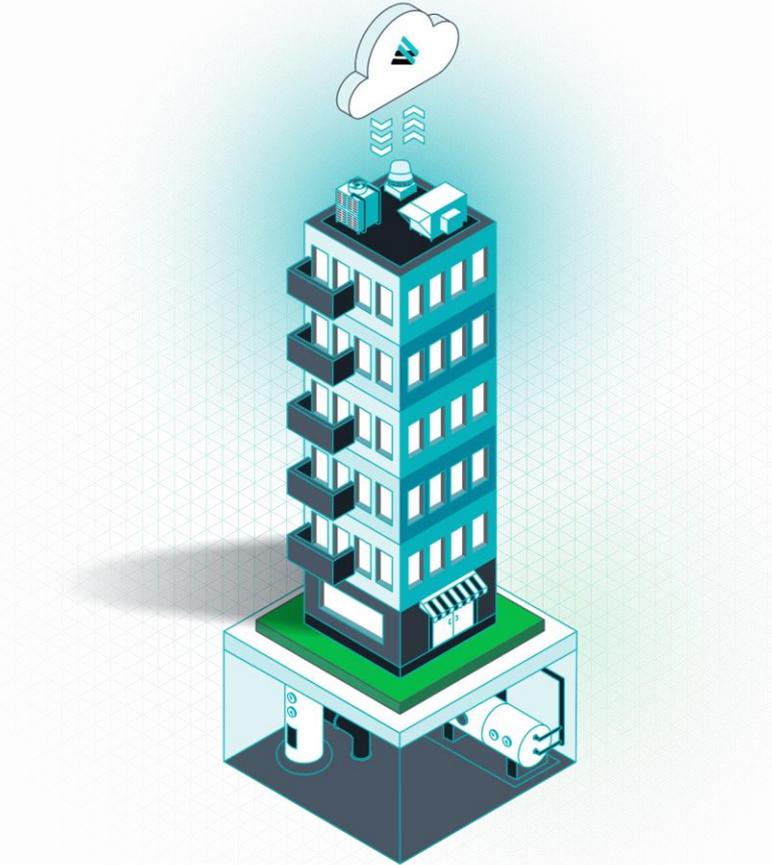
A real-world case study on an integrated approach to improving envelope and HVAC energy performance

January 27th, 2026 CPC Webinar

NYC Local Law 97 - Compliance Takeaways and Retrofit Successes - Year 1

Agenda

- 1. Introductions
- 2. Why Do LL11 (FISP) + LL97 Together?
- 3. Maximizing HVAC Performance
- 4. The Results



201 East 79th Street

Building Details

- Co-op in Upper East Side
- 168 units, 20 stories, built in 1963
- Central heating and cooling (2-pipe fan coil)
 - Con Ed steam

Problems

- Condo vs Co-op financing and funding
- Reframed facade issue based on LL97

Thoughts

- Avoid future costs of LL11 (FISP)
- Be proactive with LL97



**Solving for LL11 (FISP) +
LL97 Together**

Local Law 11 (FISP)

What Is It?

- Buildings taller than 6 stories undergo facade inspections and repairs every 5 years
- Licensed engineers or architects must conduct inspections and file reports with the DOB
- Failure to complete inspections or repairs equals fines
 - **Failure to File an Inspection Report** = \$1,000 per month
 - **Failure to Correct Unsafe Conditions** = \$1,000 per month
 - **Failure to Post the Certificate of Compliance** = \$250 per month



Design Considerations



Recurring LL11 Masonry Repair Costs:

- Poorly constructed brick cavity wall
- No insulation, no air/water barrier
- Inadequate spacing of brick ties
- Inadequate reinforcing at the back-up wall
- Uncontrolled air and water infiltration

Rainscreen Wall System For LL97 Compliance:

- Parge coated over existing CMU
- Air/water barrier
- Continuous non-combustible mineral wool insulation
- Porcelain panel rainscreen system
- Constant airflow regulator (CAR) dampers for fresh-air flow

Prior to Envelope Replacement



Prior to Envelope Replacement



Finished Envelope



Finished Envelope

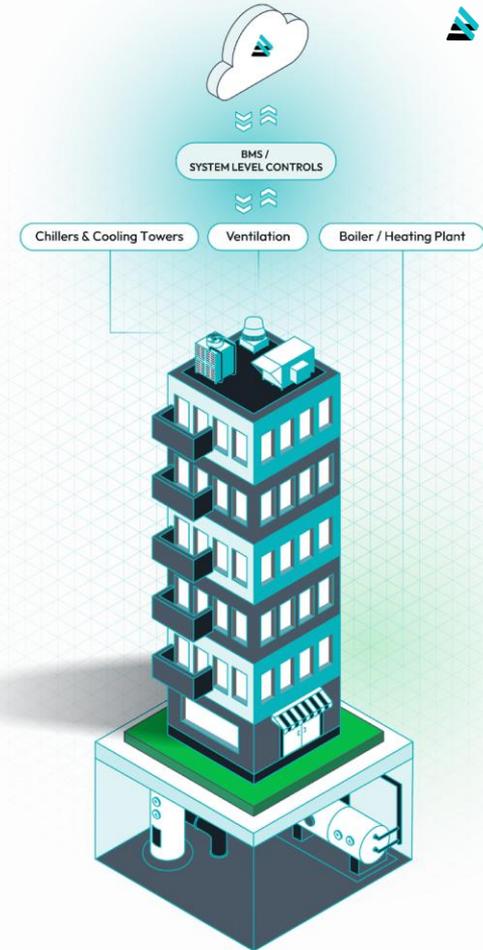


**Phase 2:
Maximizing HVAC
Performance**

Who Is Parity?



- Parity is a **Remote HVAC Optimization as a Service** company built specifically for large residential buildings and hotels
- We **remotely maximize the performance** of existing heating, ventilation, and cooling systems in real-time
- We integrate with, and sit on top of, existing BMS' and/or system level controls, **limiting the need for new hardware**
- Our Optimizer service **delivers contractually guaranteed utility cost savings** by automatically changing controls based on future and current demand
- We have **strong ROIs** compared to traditional HVAC energy efficiency solutions
- Portfolio of **250+** urban high-rise and mid-rise apartment buildings



How Our Remote Control Adjustments Work



- Our remote control adjustments are based on the operational and equipment data our software ingests
- We optimize chillers, cooling towers, domestic hot water, pumps, heating valves, ventilation and more by remotely controlling and changing performance parameters (ex: runtimes, temperature set points, motor speeds, etc...) to maximize energy efficiency
- It's a continuous cycle of ingesting and analyzing data (weather, temperature, set points, motor/fan speeds, etc.) and using it to send remote control adjustments to the HVAC systems



Lower Demand With The Same Systems & Controls



HVAC Systems Being Optimized



Pumps



Cooling Tower Fans (motor)



Chiller

HVAC Systems Being Optimized



Steam Valves & Heat Exchangers



Air Handling Units (AHU)

The Results

Energy Results



Year 1 Performance

Actual Energy Savings:
\$104,003

Electricity Savings:
76,947 kWh

Steam Savings:
2,875 Mlbs of Steam

Potential Reduced LL97 Fine Exposure:
\$41,964

Tons of CO2 Reduced:
156

Total Performance

Actual Energy Savings:
\$257,115

Electricity Savings:
300,274 kWh

Steam Savings:
6,326 Mlbs of Steam

Potential Reduced LL97 Fine Exposure:
\$90,541

Tons of CO2 Reduced:
337

LL97 Impact

- **2024-2029 Penalty = \$0**
 - Emissions = 945
 - Threshold = 2,079
- **2030-2034 Penalty = \$0**
 - Emissions = 703
 - Threshold = 1,031
- **2035-2039 Penalty = \$0**
 - Emissions = 703
 - Threshold = 829



Thank you!
Questions?

THANK YOU FOR TUNING IN

Contact Today's Speakers

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