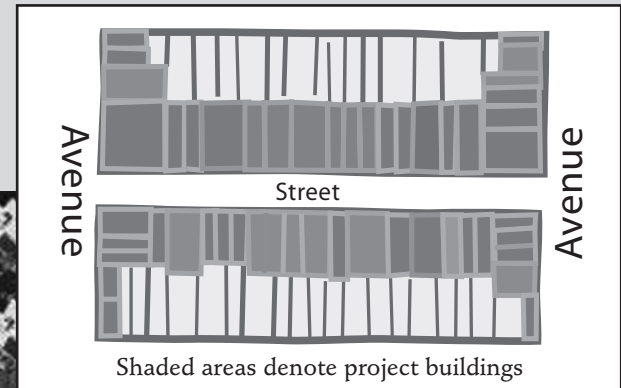


# Greening A Block

A PROJECT TO PROMOTE COMMUNITY HEALTH AND ENVIRONMENTAL AND ECONOMIC SUSTAINABILITY THROUGH ENERGY EFFICIENCY ON THE LOWER EAST SIDE.  
WWW.GREENINGABLOCK.ORG



**Greening A Block** is a project to transform a city block near the Con Ed 14th Street East River Generating Station into a showcase of community-scale sustainability, energy efficiency and renewable energy. The project will improve comfort, quality of life and air quality for residents near the Con Ed plant. It will also reduce fossil fuel dependence, create jobs and stimulate the local economy.

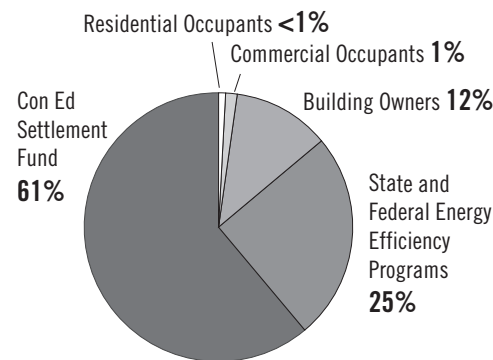
**Our Money from Con Ed.** In 2002, as part of a settlement permitting Con Ed to expand the 14th Street Power Plant, the utility set aside \$2,750,000 for a "Fuel-Switching Account." The original purpose of the account was to purchase natural gas, which burns cleaner than oil but is more expensive. However, as of early 2006, no

funds have been spent from this account because the price difference between oil and natural gas has been too great, and it is not clear that the gap will close significantly any time soon.

Greening A Block proposes to use this unspent money to develop a community model for energy efficiency. The Con Ed settlement fund provides enough money to ensure that building owners and occupants can be reimbursed promptly for their improvements. Re-allocating funds from the Fuel-Switching Account requires written notice by Community Board 3 and approval by the NY State Public Service Commission, New York City, and Con Ed. To launch Greening A Block, CB3 will need to pass a resolution directing Con Ed to re-assign monies to a "Greening A Block Fund" that will finance energy improvements to buildings, apartments and storefronts on the model block.

**100% Renter Protection.** Owners will sign contracts expressly barring them from increasing rents through the measures performed by Greening A Block. Funds will be set aside to cover any necessary legal fees.

## Greening A Block Sources of Funds



**ENERGY SAVINGS**  
**\$478,000**  
EACH YEAR



**AIR POLLUTION**  
**138**  
NANOGRAMS OF PM2.5  
PER CUBIC METER OF AIR



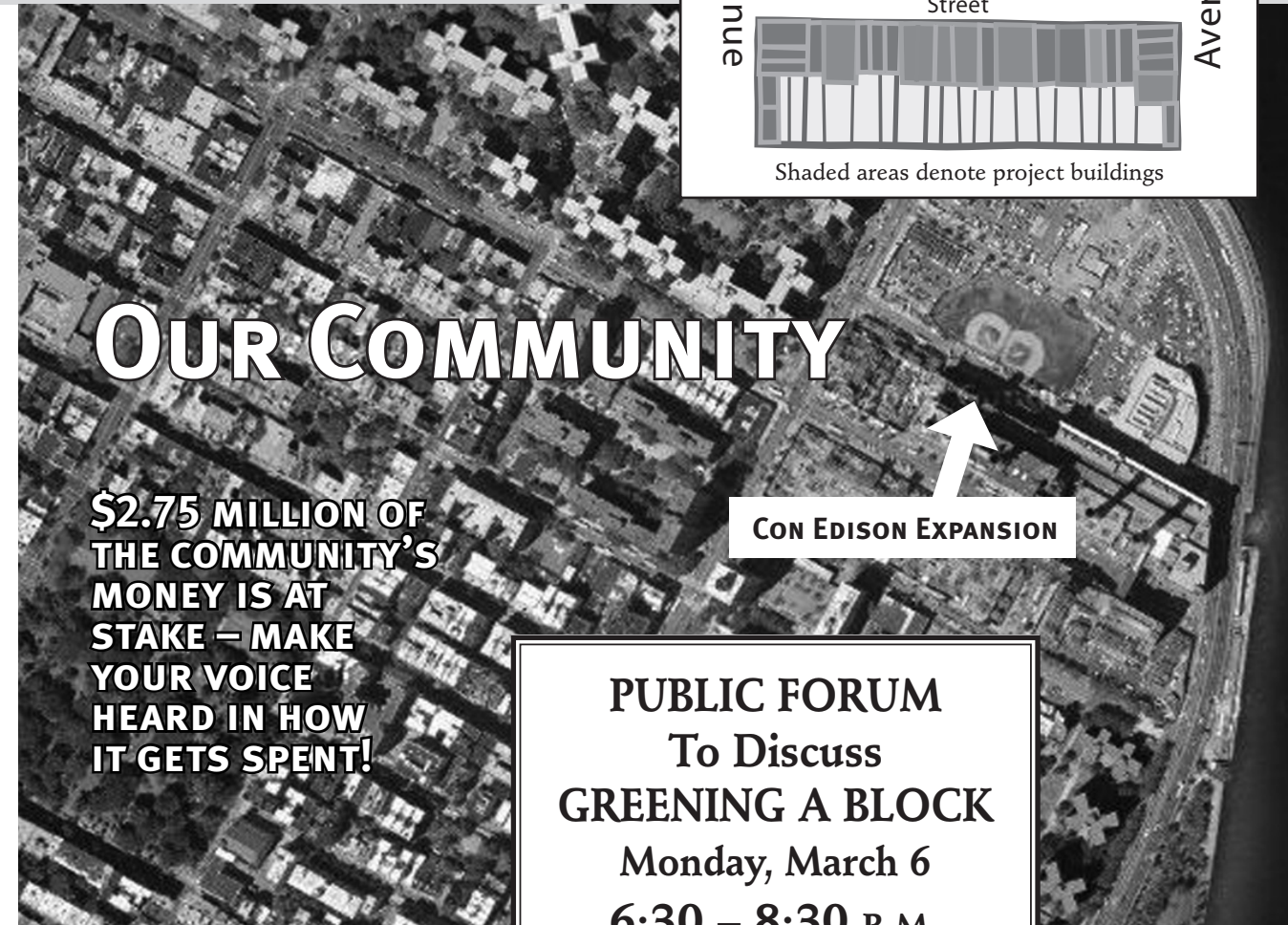
**LOCAL EMPLOYMENT**  
**96**  
JOB YEARS



**ENERGY USAGE**  
**190,000**  
GALLONS OF OIL  
EQUIVALENT EACH YEAR



**RENTS**  
**UNCHANGED!**



**\$2.75 MILLION OF THE COMMUNITY'S MONEY IS AT STAKE – MAKE YOUR VOICE HEARD IN HOW IT GETS SPENT!**

**PUBLIC FORUM**  
To Discuss  
**GREENING A BLOCK**  
Monday, March 6  
6:30 – 8:30 P.M.  
P.S. 34 – Auditorium  
730 East 12th Street  
(between Avenues C & D)

## Project Milestones

March 28, 2006	CB3 votes to allocate Con Edison settlement funds to Greening A Block.
July 2006	Solicit first group of 10-15 participating buildings.
Nov-Dec 2006	Energy surveys of first group of participating buildings.
April-Aug 2007	Install energy efficiency measures in first group of buildings.
Oct 2007- Nov 2008	Second group of 10-15 buildings – solicit, survey and install measures.
Jan 2009 - Feb 2010	Third group of 10-15 buildings – solicit, survey and install measures.

**Greening A Block will achieve 30% energy savings through educating building owners, occupants and supers about energy efficiency and sustainability; installing energy improvements to buildings, apartments and storefronts; and monitoring to ensure that the improvements perform as intended. Improvements will include: heating system optimization, Energy Star lighting and appliance upgrades, insulation, solar panels, green roofs and street trees.**

## GREENING A BLOCK COSTS AND SAVINGS

	PER APARTMENT	PER STOREFRONT	PER BUILDING
ANNUAL ENERGY SAVINGS	\$217	\$1,415	\$8,220
ONE-TIME COSTS	\$75	\$1,515	\$11,250
	TOTAL FOR APARTMENTS	TOTAL FOR STOREFRONTS	TOTAL FOR BUILDINGS
PARTICIPATING UNITS	450	36	40
ANNUAL ENERGY SAVINGS	\$98,000	\$51,000	\$328,500

**THE NEIGHBORHOOD ENERGY NETWORK (NEN)** HAS INCUBATED THE GREENING A BLOCK PROJECT SINCE LATE 2004. NEN, FOUNDED ON THE LOWER EAST SIDE, IS A NETWORK OF COMMUNITY, HEALTH, SOCIAL JUSTICE, ENVIRONMENTAL

JUSTICE AND ENERGY ADVOCATES SEEKING ENERGY SOLUTIONS FOR NEW YORK CITY NEIGHBORHOODS. (WWW.NEIGHBORHOODENERGYNETWORK.ORG)  
GREENING A BLOCK IS UNDER THE FISCAL SPONSORSHIP OF

THE ASSOCIATION FOR ENERGY AFFORDABILITY, INC. (WWW.AEANYC.ORG) AND HAS RECEIVED FINANCIAL SUPPORT FROM THE ENERGY FOUNDATION, THE SURDNA FOUNDATION, THE COMMON SENSE FUND, AND ENTERPRISE.