

Greening A Block

Energy Target Zone Proposal for the
Lower East Side / Manhattan Community Board 3

This table reflects only the energy-efficiency investments of the project, requiring an estimated \$1,200,000 from the Con Ed Fund (assuming another \$300,000 will be available from state and federal weatherization programs). Additional investments from the Con Ed Fund in solar panels, windmills, green roofs and street trees will generate more benefits, and will be explored in the feasibility study.

Charles Komanoff, Jeff Perlman / April 19, 2005

Numbers for the Model Block Pilot Project	
# of buildings	40-50
# of apartments	450-500
Assumed "participation rate" of landlords + tenants	75%
Energy-efficiency investment, \$\$	\$1,500,000
\$\$ available from state/fed efficiency programs	\$300,000
projected \$\$ from Con Ed settlement fund	\$1,200,000
Annual energy savings, %	30-35%
Annual energy savings, \$\$	\$333,000
Annual energy savings, expressed as cars taken off the road (oil equivalent)	300
% of energy savings realized in heat + hot water	75%
% of energy savings realized in electricity	25%
NYC jobs created	54
Multiple by which air quality gain on the block exceeds that from subsidizing Con Ed gas burn	5
Numbers for all of New York City	
Assumed penetration rate among NYC blocks	50%
Annual energy savings, \$\$	\$1,025,000,000
Annual energy savings, barrels of oil per day	35,000
NYC jobs created	167,000
Numbers per participant	
Annual electric bill savings per apartment	\$200
Annual heat + hot water savings per building	\$7,500

- Savings estimates assume No. 2 fuel oil @ \$2.00/gallon, electricity @ 18¢/kWh.
- For these and other calculations, see spreadsheet file, <LES model block _ benefits.xls>, available from Komanoff and Perlman.
- All figures are preliminary and will be refined in detailed feasibility study.

Greening A Block: A Comparison

How the Energy Target Zone Proposal for Manhattan Community Board 3 rates against the Con Ed Gas Burn

Under the current Gas Burn plan, Con Ed spends a \$2,750,000 environmental-benefits fund over 4-6 years to burn gas (rather than oil) at its 14th Street power plant. With Greening A Block, money from the fund is invested in energy efficiency and renewable energy in buildings, apartments and storefronts on a full city block near the power plant.

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	Gas Burn	Greening A Block
Savings, whole block	0	\$333,000/yr
Heat + hot water savings per participating building	0	\$7,500/yr
Electric bill savings per participating apartment	0	\$200/yr
NYC jobs created	0	54
\$\$ spent outside of NYC	\$1,500,000	\$250,000
Pollution reduction (measured on the block, in nanograms of PM2.5 per cubic meter of air)	19	150
Duration of improved air quality	4 years	10+ years
# of other NYC blocks that could potentially do the same	0	6,000
Expenditures by tenants	0	Little to none
Expenditures by landlords	0	Sliding scale

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