

NYCEEC DEAL SPOTLIGHT

Scalable Solution for High Performance Building Envelope Systems Implemented in East Harlem

SUCCESS BY THE NUMBERS

\$700,000

NYCEEC
LOAN

1,200 MT CO₂e

LIFETIME GHG
SAVINGS

23,900 MMBtu

LIFETIME SOURCE
ENERGY SAVINGS



THE BUILDING

Building type
Multifamily

Building size
1 Building
28,640 Square Feet
50 Units
34 Affordable Units

Year Built
1974

Location
New York, NY

Project type
Building Retrofit

Upgrades
Panelized High
Performance Building
Envelope Installation

NYCEEC loan product
Direct Loan

Term
1.5 Years

Closing date
April, 2023

THE PROJECT

NYCEEC provided a \$700,000 loan to Dextall, an innovative company that produces unitized prefabricated exterior wall systems with the goal of accelerating decarbonization by creating affordable and efficient solutions for retrofitting buildings. NYCEEC's loan helped to finance the costs to manufacture and ship Dextall's panels for installation at a retrofit project at The Heritage in the East Harlem neighborhood of New York City. The Heritage is owned by L+M Development Partners, one of the largest affordable housing developers in the U.S. The building is currently under a 40-year regulatory agreement to preserve long-term affordability.

THE PROJECT NUMBERS

Total Project Cost	\$1,400,000
NYCEEC loan	\$700,000

THE RESULTS

Dextall was approved by NYSERDA in August 2021 as one of four designated prefabricated panel providers with the purpose of forwarding the goals of the RetrofitNY Program. Dextall aims to reduce onsite waste and labor costs through offsite manufacturing, increase energy efficiency (exceeding code requirements by upwards of 16% and reaching Passive House standards for affected areas), and reduce the length of construction. NYCEEC was excited to help finance the improvements at this rental building, to promote the environmental aims of Dextall, and to help bolster the RetrofitNY program.