

# Bronx Pro Group Advances Their Mission of Creating Sustainable and Affordable Housing

## Case Study

Building Name & Location:  
1585 & 1589 E 172nd  
Street—Bronx, NY

Solutions Provider:  
Association for  
Energy Affordability

Project Size:  
2 Buildings, 108 Units

Projected Annual  
Energy Savings:  
1585 E 172nd St: 28%  
1589 E 172nd St: 31%

Projected Annual  
Energy Cost Savings:  
1585 E 172nd St: \$69,033  
1589 E 172nd St: \$84,783

## Background

Bronx Pro Group, a real estate development firm dedicated to community development through affordable housing investments, owns the properties at 1585 and 1589 E 172nd Street in the Bronx, New York. Their mission is to develop quality housing that is both affordable and sustainable. Edwin Velasquez, assistant project manager for Bronx Pro, noted, “we believe everyone should have a quality place to live, and it should be affordable and safe.”

The two buildings are regulated by the NYC Department of Housing Preservation and Development. When Bronx Pro acquired the buildings, they hit the ground running with NYSERDA’s Multifamily Performance Program (MPP), which provides dedicated support for affordable multifamily property owners and managers to make their properties more energy efficient.

## Getting Started Early with AEA and MPP Maximized Savings

With MPP, property and building managers can access a network of NYSERDA-qualified Multifamily Building Solutions Providers, who will conduct an assessment of the property and create a customized plan to reach 20% or more in energy savings. Through this network, Velasquez and Bronx Pro found the Association for Energy Affordability (AEA), which specializes in making new and existing buildings more energy efficient. The core components of energy-efficient upgrades for the two properties included weatherizing the buildings, converting to gas heating, and installing an energy management system (EMS).

Velasquez recommends getting started with MPP early. He said, “it’s very important to have [MPP] early in the design...that has multiple wins. One, the project is better coordinated, and two, there’s no surprises.”

“We’ll do everything to make sure we’re always designing to energy efficient standards or beyond those standards when we can because we are mission-driven. Programs like MPP help with that. It’s a big part of our design decisions.”

—Edwin Velasquez, Assistant Project Manager, Bronx Pro Group

## Upgrades Implemented:

- Oil to gas conversion
- Steam heat to hydronic heating conversion
- Energy management system (EMS) installation
- Wall and roof insulation
- Window replacement
- Low-flow showerheads and aerators
- ENERGY STAR® refrigerators
- Efficient lighting in units, in common areas, and on building exterior
- Lighting controls



### Results: Improved Comfort and Invaluable Knowledge for Future Renovations

The support from NYSERDA and AEA helped Bronx Pro reach 28% in annual energy savings and \$69,033 in annual cost savings for the 1585 E 172nd Street property. In the 1589 E 172nd Street building, they reached 31% in annual energy savings and \$84,783 in annual cost savings.

Bronx Pro also improved the quality of life and comfort of tenants with balanced heat and efficient lighting upgrades. Velasquez noted, “on each project, there’s always something new we learn. Our Solutions Provider [AEA] brought us this great window flushing detail for rehabs that we now incorporate on every rehab project to get the proper air and water sealing. So, with MPP, the incentive is nice, but the education is even more valuable.”

### The NYSERDA Multifamily Performance Program (MPP)

Through MPP, NYSERDA provides incentives from \$700 to \$3,500 per unit for affordable multifamily property owners and managers to make improvements that help lower your building’s ongoing operating costs. A NYSERDA-qualified solutions provider will conduct an assessment of your property and create a customized plan to reach 20% or more in energy savings.

### Ready to increase the value of your building and tenant comfort with MPP?

Visit [nyserda.ny.gov/mpp](https://nyserda.ny.gov/mpp)

