



NYSERDA

Evergreen Partners Keeps Long-Term Operational Costs and Tenant Comfort Top-of-Mind with Energy-Efficient Upgrades

Case Study

Building Name & Location:
Maple Court Apartments
—Watertown, NY

Solutions Provider:
Buffalo Energy

Project Size:
5 Buildings, 92 Units

Projected Annual
Energy Savings:
37%

Projected Annual
Energy Cost Savings:
\$30,389

Background

In 2015, Evergreen Partners Housing acquired Maple Court Apartments in Watertown, New York. Evergreen is a real estate development company focused on the acquisition, redevelopment, and long-term ownership of affordable rental housing. The Maple Court Apartments were around 40 years old and had a history of uncomfortable tenants. They were in need of a comprehensive rehab—roof, siding, windows, kitchens, bathrooms, flooring, doors, and all major system upgrades.

In addition to using federal and state resources, Evergreen felt a responsibility to look for all possible resources to contribute to the project. This included using NYSERDA's Multifamily Performance Program (MPP), which provides dedicated support for affordable multifamily property owners and managers to make their properties more energy efficient.

Buffalo Energy Brought Creative Solutions to Unlock Energy 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, Evergreen found Buffalo Energy, which helped Evergreen think through some of the limitations of the property to get the most efficiency possible. This included heating and water heating system, lighting, and energy-efficient appliance upgrades.

Charlie Allen, principal at Evergreen, recommends getting started with MPP early to gain alignment with all project stakeholders. He noted, "there's a lot of work associated with developing a plan, costing that plan, and getting subcontractors lined up. Having Buffalo Energy involved right from the get-go was very important."

“We’re going to own the property for a long time. We were fully motivated to make the property as energy efficient as possible. We would have done our best, but [Buffalo Energy’s] expertise helped us do it better.”

—Charlie Allen, Principal, Evergreen Partners LLC

Upgrades Implemented:

- Exterior wall insulation
- Window replacement
- Boiler replacement
- Energy management system
- High-efficiency domestic hot water
- Low-flow aerators and showerheads
- LED lighting in units
- LED lighting and controls in laundry room
- ENERGY STAR® certified clothes washers



Results: A More Comfortable Building, a New Partner to Call On

The support from NYSERDA and Buffalo Energy helped Evergreen reach 37% in annual energy savings and \$30,389 in annual cost savings—supporting their long-term goal of lowering operational costs. Evergreen also improved tenant comfort and satisfaction by creating spaces with better climate control.

Allen emphasized the benefits of forming a relationship with Buffalo Energy: “We would not have known about Buffalo Energy if not for MPP. They have been a great partner and resource to us since this project.”

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 nyserdera.ny.gov/mpp

