



## Comprehensive plan to save energy gives control to residents



Riverview Court, Yonkers, NY. Photo credit: NYSERDA

Approximately 1,250 New Yorkers call Riverview Court home. The Yonkers, NY, building has 343 affordable rental units for single adults and small families. The complex's 18-story buildings were built in 1973, when electricity and fuel costs were relatively low, and have not aged particularly well. Many of the windows had failed, corroded by condensation between the panes. "Sleeve" openings for window air conditioners had deteriorated too, bringing cold drafts each winter. Various other factors contributed to energy waste — and the unnecessary expense that comes with it.

### Electricity submetering gives control to residents

Extensive building performance improvements were completed, ranging from installing new windows to air-sealing to replacing appliances. Adding electricity submetering equipment was also an important component to reducing energy waste. Previously, Riverview Court had been a master-metered building, and residents paid for their electricity costs (including heat) in their rent according to a formula that wasn't linked to actual usage, and provided no incentives for efficient use.

### Impressive results

Overall, implementing the improvements in the complex led to a 25% reduction in energy use. Riverview Court achieved annual energy savings of more than \$300,000 a year, and can expect to recoup its investment in fewer than 10 years.

### Get Started

Visit [nysERDA.ny.gov/multifamily](https://nysERDA.ny.gov/multifamily) or call **1-866-NYSERDA** to learn how you can reduce your energy consumption and costs.

#### SNAPSHOT

##### Challenges

- Affordable housing project with 343 apartments
- Structure built in 1973, with failing windows
- Master metering meant residents shared electricity cost regardless of usage; no incentive to reduce usage

##### Solutions

- Installed electric submetering in every apartment unit
- Replaced windows
- Upgraded common area and apartment lighting
- Air-sealed air-conditioner unit sleeves
- Replaced refrigerators with ENERGY STAR® qualified models
- Installed exhaust fan timers
- Added low-flow water devices

##### Benefits

- Achieved a 25% reduction in energy use after one year
- Increased comfort and safety of residents