

An energy-efficient, affordable multifamily project in Brooklyn



Atlantic Avenue Residences, Brooklyn, NY

About NYSERDA's Programs for Multifamily Buildings

New York State Energy Research and Development Authority (NYSERDA) offers a portfolio of programs and incentives for owners, facility managers, developers and condo/co-op boards of multifamily buildings with five or more units. Our initiatives make it easier to assess, fund, implement and measure energy efficiency upgrades that improve building performance and your bottom line.

Habitat for Humanity–NYC's multifamily project at Atlantic Avenue, in the Ocean Hill–Brownsville section of Brooklyn, caught the eye and imagination of people even before the ribbon was cut. More than 10,000 volunteers helped to build the complex on a former vacant lot. About 8,000 people requested an application to purchase one of its 41 units. And just about everyone in NYC was happy to learn that lumber milled from the 2008 Christmas tree at Rockefeller Center is incorporated in cabinets in each unit.

From the start, Habitat for Humanity–NYC made energy efficiency a priority.

Incentives from the New York State Energy Research and Development Authority (NYSERDA) enabled energy-saving measures that **contributed to a 25 percent improvement in energy use, a prestigious High-Rise ENERGY STAR® label and a Gold certification from LEED** (Leadership in Energy and Environmental Design).

Atlantic Avenue Residences is Habitat for Humanity–NYC's largest multifamily building to date, and its success is leading the way for more energy-efficient Habitat projects throughout the five boroughs.



Much more efficient than conventional buildings

Atlantic Avenue Residences, in Brooklyn, is **the largest multifamily project Habitat for Humanity has ever constructed in the US**, with three four-story apartment buildings housing 41 one-, two- and three-bedroom condominiums.

A predictable monthly mortgage payment helps Habitat's low-income, first-time homeowners manage expenses, but **high and fluctuating energy expenses can defeat even the best-planned budget**. So Habitat for Humanity-NYC designed the Atlantic Avenue Residences to be energy efficient.

Efficient boilers and water heaters powered by natural gas, low-flow faucets and showerheads, ENERGY STAR® appliances, and upgraded insulation were installed. Bill Bogdon, Director of Real Estate and Construction at Habitat for Humanity-NYC, reports that **Atlantic Avenue Residences is saving 25 percent more energy than a similar building built to code**.

Energy efficient homes: healthier for the planet, and for people

Habitat has made a commitment to energy efficiency, as well as green and sustainable building, Bogdon said. "As a result, the homes we build are more affordable, and they're also healthier. In a healthier home, there are fewer medical issues. And families do better overall—in school, and in life in general."

Help from Partners + access to incentives

For the Atlantic Avenue project, Habitat for Humanity-NYC received \$162,045 in incentive funding from NYSERDA to offset the incremental cost of high-performance building materials and energy efficiency measures.

A Multifamily Performance Partner simplified the NYSERDA incentive process. "We worked directly with Steven Winter Associates," Bogdon said. "They took care of the application process for each payment cycle, and provided guidance on how to earn the incentives and ensure maximum energy efficiency. They fill an important niche."

Energy efficiency means savings for homeowners

The Atlantic Avenue Residences project led the way; all of the agency's projects in the New York City area—whether they're new construction or down-to-the-joists gut rehabs—now build in energy efficiency. For many of these projects, Habitat for Humanity-NYC strives to achieve the ENERGY STAR designation for the homes or buildings; others receive LEED certification. In every case, **the goal is to pass energy savings along to new residents**.

Background & Challenges

- Design and build an apartment and condominium community suitable for low-income residents
- Ensure that residents' energy costs are affordable

Solution

- Build the largest multifamily project to date for Habitat for Humanity-NYC
- Incorporate energy efficiency and green and sustainable building practices into every step
- Participate in the NYSERDA Multifamily Performance Program to receive as much funding as possible for energy efficiency measures

Benefits

- 25 percent improvement in building energy use
- Residents' utility bills are affordable and predictable

Developer/Owner:	Habitat-NYC (condo units are owner-occupied)
Number of Units:	41
Energy-Efficient Measures Cost	
Baseline Cost	\$327,934
As-Built Cost	\$429,816
MPP Incentive Funds	\$162,045
Projected Energy Savings	
Annual Gas Savings	504 MMBtu
Annual Electricity Savings	79050 kWh
Demand Savings	42 kW
Total Annual Cost Savings	\$19,511
Projected Annual Cost Savings (%)	25%
Simple Payback	7.2 years
Savings to Investment Ratio	2.1

In the end, NYSERDA helped us reduce energy use at the building by 25 percent, and we received funding to help us get there.

— Bill Bogdon, Director of Real Estate and Construction
Habitat for Humanity-NYC

Opportunity's knocking! Call 1-877-NY-SMART or visit nyserda.ny.gov/multifamily



Participate in NYSERDA's Multifamily Performance Program and take advantage of funding for whole-building energy assessments and low-cost financing for energy upgrades through Green Jobs – Green NY. Green Jobs – Green NY is a statewide effort to strengthen our communities through energy efficiency. It enables New Yorkers to make a significant difference in our homes, businesses and neighborhoods—making them more comfortable, more sustainable, and more economically sound. Green Jobs – Green NY is administered by NYSERDA and made available by the Green Jobs – Green New York Act of 2009.



About NYSERDA

New York State Energy Research and Development Authority (NYSERDA), a public benefit corporation, offers objective information and analysis, innovative programs, technical expertise and funding to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce their reliance on fossil fuels. NYSERDA professionals work to protect our environment and create clean-energy jobs. NYSERDA has been developing partnerships to advance innovative energy solutions in New York since 1975.