

MULTIFAMILY PERFORMANCE PROGRAM

GATEWAY APARTMENTS - Creating Value for Community Residents

277 Gates Avenue, Brooklyn, NY

Background

Gateway Apartments is an affordable housing complex at 277 Gates Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, NY. Once foreclosed and nearly vacant, the 85-year-old terra cotta adorned residence was in need of extensive renovation. As part of an arrangement to purchase the property from the U.S. Department of Housing and Urban Development, Pratt Area Community Council (PACC) agreed to undertake significant rehabilitation to improve living conditions in the residence. The building now serves as a home to low- and moderate-income families.

Solution

With help from the New York State Energy Research and Development Authority (NYSERDA), several cost-effective energy upgrades were identified, helping PACC to ensure that its investment in the rehabilitation could recognize a return in the form of greater energy savings. NYSERDA's Multifamily Performance Program provided direct grant support to the construction, covering 25% of the total energy efficiency upgrade costs.

Energy efficiency upgrades included the replacement of 290 apartment windows with thermal break, argon-filled, low-e windows—among the most energy-efficient available. Common areas now feature bi-level lighting with motion sensors and highly efficient compact fluorescent bulbs. The roof cavity received 16 inches of blown-in cellulose, doubling its insulation value. The building's new sealed-combustion gas boiler exceeds Energy Code requirements by more than 10%. An energy management system installed in the boiler room will use temperature sensors placed in apartments to monitor and ensure consistent heating across the apartment units. Further savings of energy and water will come from low-flow showerheads and ENERGY STAR® lighting and refrigerators installed in every apartment. Hardwired smoke/carbon monoxide detectors will increase the safety of tenants and ensure compliance with the new code requirement.

Benefits

With implementation of the recommended enhancements complete, Gateway is now setting new standards for energy efficiency in smaller-scale affordable apartment buildings. Collectively, tenants are expected to see a reduction in their energy bills of about \$3,000 annually. An additional \$18,900 annual savings will improve the operating budget and durability of the underlying financing.

Gateway Apartments will now be able to offer its residents an improved quality of life and significant savings on their monthly utility expenditures. "When I first came into the building, everything was really run down," said resident Sandra Gallman, who lives at the property with her daughter and grandson. "Now everything seems to work better."

Management Company:

Pratt Area Community Council

Managing Agent: Deb Howard

Number of Units: 35

Actual Financing:

NYSERDA Contribution \$54,767

Owner Contribution \$161,753

Total Project Costs \$216,520

Projected Energy Savings:

Annual Gas Savings 1,200 MMBtu

Annual Electricity Savings 74,000 kWh

Demand Reduction 16.1 kW

Total Annual Savings \$18,900

Gross Lifetime Savings* \$248,000

Simple Payback: 11.1 years

Savings to Investment Ratio: 1.15

*Gross Lifetime Savings represents the net present value of the utility cost savings, inclusive of the total project costs.



"Affordable housing is critical to our community. The creation of an energy efficient building is essential to PACC's ability to maintain the affordability of this property. We are grateful for NYSERDA's financial and technical assistance in this

effort, and recognize the lasting value these energy investments will have for our residents."

Deb Howard, Executive Director
Pratt Area Community Council

