

# Assisted Multifamily Program

101 South 3<sup>rd</sup> Street

Brooklyn, NY



*"The financial assistance of NYSERDA's Assisted Multifamily Program allowed 101 South 3rd Street to close the gap on funding so that they could undertake critical capital improvements and make aggressive energy goals a reality. One year later, the co-op has realized significant annual energy savings of over \$14,500."*

- Rebecca Reich  
Financial Packager  
Assisted Multifamily Program

## 101 South 3<sup>rd</sup> Street Pursuing Energy Efficiency as a Cooperative

Brooklyn's 101 South 3<sup>rd</sup> HDFC is a cooperatively-run multifamily residence, managed by the non-profit group Los Sures. Seeking to improve the energy efficiency of the building and save critical operating expenses, the HDFC approached NYSERDA's Assisted Multifamily Program for technical and financial assistance.

NYSERDA engineers provided a comprehensive, no-cost energy assessment of the property, identifying critical improvements that management could make to cut energy usage. AMP staff found that the installation of 202 low-e argon-filled double-paned windows in the apartment units could save substantial energy dollars. Installation of an energy management system could help the building maintain comfortable conditions while conserving energy. Engineers also recommended heating system upgrades, insulation of roof cavities, the upgrade of lighting throughout the building with efficient compact fluorescent bulbs, and the replacement of 35 refrigerators with new high-efficiency ENERGY STAR<sup>®</sup> models.

AMP provided a grant of over \$21,000 to assist the HDFC in implementing the recommended measures, and the Weatherization Assistance Program offered a financial commitment of an additional \$69,000. One year after undertaking these recommended upgrades, 101 South 3<sup>rd</sup> Street HDFC saved over \$14,500. Through their participation with AMP, the property has successfully cut their energy expenditures by 49% and expects savings of over \$144,000 across the life of these investments.

NYSERDA's Assisted Multifamily Program provides a range of technical and financial incentives to low- and moderate-income multifamily residential properties for capital projects involving energy efficiency improvements. It provides owners of affordable housing with no-cost technical assistance, access to low-cost financing, and, in many cases, grants.

101 South 3 <sup>rd</sup> Street	
<b>Ownership:</b>	101 South 3 <sup>rd</sup> Street HDFC
<b>Management:</b>	David Pagan, Los Sures
<b>Number of Units:</b>	35
<b>Actual Financing:</b>	
AMP Contribution	\$21,219
Weatherization Assistance Program	\$69,210
<u>Owner Contribution</u>	<u>\$58,718</u>
<b>Total Project Costs</b>	<b>\$149,147</b>
<b>Observed Energy Savings:</b>	
Annual Gas Savings	283 MMBtu
Annual Electricity Savings	-4,689 kWh
Total Annual Savings	\$14,515
<b>Gross Lifetime Savings</b>	<b>\$144,480</b>
<b>Simple Payback:</b>	10.3 years
<b>Savings to Investment Ratio:</b>	1.01

Note: Minimal fees for construction oversight and energy monitoring are not included in the calculations for Projected Gross Lifetime Savings, Simple Payback and Savings to Investment Ratio.



For more information about the **New York Energy Smart<sup>SM</sup>**  
Assisted Multifamily Program, please call  
(212) 977-5597, extension 237, or visit  
[www.GetEnergySmart.org](http://www.GetEnergySmart.org)



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