

# Assisted Multifamily Program

## Rutland Road Houses

Brooklyn, NY



"We would like to thank NYSERDA and the Weatherization Assistance Program for their financial and technical assistance, which will help this property make major strides in energy efficiency. The savings in our operating expenditures will enable us to continue making property improvements without passing additional costs onto residents."

William R. Lucas  
President

The Amistad Management Corporation

RUTLAND ROAD HOUSES	
<b>Owner/Management:</b> The Amistad Management Corporation	
Number of Units:	438
Project Financing:	
AMP Contribution	\$992,000
Weatherization Assistance Program	\$1,261,000
<b>Total Energy Efficiency Project Costs</b>	<b>\$2,253,000</b>
Projected Energy Savings:	
Annual Gas Savings	223 MMBtu
Annual Electricity Savings	1,334,017 kWh
Total Annual Savings	\$162,931
<b>Gross Lifetime Savings</b>	<b>\$2,424,000</b>
Simple Payback:	13.8 years
Savings to Investment Ratio:	1.08

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.

## RUTLAND ROAD HOUSES

### Saving Energy Dollars to Improve the Bottom Line

Home to approximately 1,900 residents, Rutland Road Houses is an affordable housing complex in Brooklyn's East Flatbush neighborhood. The property -- which was constructed about 25 years ago -- is owned by Rutland Road Associates, LP and managed by The Amistad Management Corporation. The five-building complex consists of 438 apartments ranging in size from one to four bedrooms.

In an era of steadily rising energy costs, utility bills place unusually intense pressure on property owners in economically disadvantaged communities. Facing increasing fuel costs despite limited economic resources, the building owners applied for technical and financial assistance from NYSERDA's Assisted Multifamily Program (AMP). AMP engineers visited Rutland Road Houses and performed a no-cost energy assessment, recommending a set of capital improvements to reduce energy consumption, reap future savings on utility costs, and provide a healthier and more comfortable living environment for its residents.

Rutland Road adopted these recommendations, installing 4,000 thermal, low-E argon windows in apartments and common areas, replacing refrigerators with energy-efficient models, improving insulation and upgrading lighting. Water conservation measures, including installation of low-flow showerheads and faucet aerators, will also save valuable energy dollars. Rutland Road also installed carbon monoxide detectors in each apartment and improved roof ventilation in order to better safeguard the health and safety of residents. AMP provided a grant of over \$992,000 for these upgrades. The U.S. Department of Energy's Weatherization Assistance Program, managed by the New York State Division of Housing and Community Renewal, contributed \$1.26 million. This unique public partnership allowed for Rutland Road to undertake an ambitious energy upgrade program without compounding the existing financial burdens that an affordable housing manager faces in a distressed community. AMP engineers estimate that these measures will save nearly \$163,000 annually and more than 1.3 million kilowatt hours per year.

NYSERDA's AMP provides a range of technical and financial incentives to income-eligible 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.



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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