

Clover Hall



The Lantern Group’s Clover Hall is a 4-story, brick apartment house at 333 Kosciusko Street in the borough of Brooklyn in New York City that provides studio apartments for 72 adults with special needs. On-site services include case management, counseling, facilitated groups, referrals, as well as recreational and social activities.

The Problem:

“Last winter, I had ten tenants run up to me and say, ‘I’m cold!’” said Carol Jackson, the Clover Hall senior project manager who oversaw the weatherization. “We had leaking windows in all the units.” The drafty windows substantially increased energy costs. Also, clogged ventilation registers resulted in poor indoor air quality that put the residents’ and staff’s health at risk.

Project Summary:

Energy-efficiency measures installed:

- ◇ New double-pane, low-e argon windows
- ◇ High-efficiency common area and exterior lighting, LED emergency exit lights, in-unit CFLs
- ◇ Weatherstripping & door sweeps
- ◇ Air sealing
- ◇ Repairing HVAC air handler system
- ◇ Cleaning ventilation system fans, ducts, risers, branches and registers



Savings Summary:

ARRA Incentive: \$169,518
Cost to Owner: \$47,679

Estimated Annual Savings:

Electric Energy Savings: 6,236 kWh

Electric Cost Savings: \$1,122

Gas Energy Savings: 7,140 Therms

Gas Cost Savings: \$8,854

Estimated Total Annual Cost Savings: \$9,976

Pre-Weatherization Energy Factor: 11.55

Post-Weatherization Energy Factor: 10.17

CO₂ Lifetime Reduction: 675 tons

SO₂ Lifetime Reduction: 411 lbs

NO_x Lifetime Reduction: 1,737 lbs

The Solution:

After Clover Hall enrolled in the Association for Energy Affordability’s Targeted Multifamily Weatherization program, AEA conducted a complete energy assessment. The process revealed that much of Clover Hall’s lighting had not been grounded. Clover Hall’s management retained an electrical contractor to ground the lighting. After this electrical work was completed, AEA developed a work scope and project specifications, initiated a competitive bidding process, and chose a qualified and experienced contractor. AEA performed construction management and quality assurance to guarantee the weatherization work scope was completed as specified. “Our construction manager, Melanie Seymour, was very on top of things,” said Jackson. “The contractors were, too. And we’ve had no complaints from the residents.”

Clover Hall’s energy bills are now significantly lower. And the health of residents and staff is no longer at risk due to poor indoor air quality.

“We had a fantastically smooth experience. And the residents are pleasantly surprised at how comfortable their units are. We love the program and hope more funds will become available to enable us to weatherize other buildings.”

— Carol Jackson, Senior Project Manager, Clover Hall

