

## Fountain House

New York, NY – 20 Units



### Project Summary:

Energy-efficiency measures installed:

- ◇ New double-pane, low-e argon windows
- ◇ Roof sealing and insulation
- ◇ High-efficiency light fixtures, including bi-level stairwell lighting, hallway fixtures and occupancy sensors, exterior metal halide lights, LED emergency exit signs and in-unit CFLs
- ◇ Insulating existing hot water pipes
- ◇ Fresh-air supply fans
- ◇ Cleaning of duct risers, branches and registers

### Savings Summary:

ARRA Incentive: \$94,277  
Cost to Owner: \$25,943

*Estimated Annual Savings:*

Electric Energy Savings: 10,375 kWh  
Electric Cost Savings: \$1,764  
Gas Energy Savings: 3,570 Therms  
Gas Cost Savings: \$5,962  
Annual Cost Savings: \$7,726

Pre-WAP Energy Factor: 20.3  
Post-WAP Energy Factor: 14.1

CO<sub>2</sub> Lifetime Reduction: 394.5 tons  
SO<sub>2</sub> Lifetime Reduction: 607.5 lbs  
NO<sub>x</sub> Lifetime Reduction: 1021.5 lbs

Fountain House’s residence at 441 W. 47<sup>th</sup> Street in New York is a 5-story, brick-faced apartment building built in the 1980s. It provides studio and one-bedroom apartments to 20 low-income seniors diagnosed with major mental illnesses. The 24-hour, on-site staff assists these seniors in independent, healthy living. “We offer support with everything from budgeting and benefits, to health care of all kinds,” said Eldad Shepen, Fountain House’s Director of Housing Operations and Property Development.

### The Problem:

Fountain House had high energy costs and its residents and staff experienced poor indoor air quality. “The weatherization program was a great opportunity for us,” Shepen said. “We were looking at ways to lower our annual operating costs. But we didn’t have the money to do it in big steps.”



### The Solution:

Participating in the Association for Energy Affordability’s Targeted Multifamily Weatherization program enabled the facility to substantially reduce its energy consumption. After Fountain House enrolled in the program, AEA provided a complete energy audit of the building. AEA also prepared the workscope and specifications, invited contractors participating in the competitive bidding process to a walk-through so they could better understand the complexities of the project, and chose a qualified weatherization contractor to undertake it. AEA managed the construction and conducted quality assurance to guarantee the workscope was completed as specified.

Many of the residents were leery of having strangers in the building; the contractor’s staff paid close attention to their special needs. “They worked well together,” noted Shepen. “We had no resistance from the residents. They haven’t complained, which says a lot.”

The program has reduced monthly operating costs significantly, increased comfort throughout the facility and improved the building’s environmental impact. “Though the program required some documentation to show we met the criteria for affordable housing,” Shepen said, “it was a far less complicated process than many other government-related funding applications.”



“The fact that AEA had the responsibility for chasing down the contractor was reassuring to us. And after the work was done, our facility manager, Norman Feldman, told me ‘I walked into 441 this week and the air seemed clearer.’ He said, ‘It’s one thing to read and hear that Weatherization measures impact building health. It’s another to experience it.’ Another staffer noted, ‘It isn’t stuffy like it used to be.’”  
— Eldad Shepen, *Director of Housing Operations and Property Development, Fountain House*