

One Park Avenue

Patchogue, NY – 15 Units



One Park Avenue, a former motel, is a one-story apartment building that provides housing to 15 income-eligible families.

The Problem:

Community Housing Innovations (CHI), which owns and manages One Park Avenue, identified several problems that could be addressed through weatherization. Residents' energy bills were high and their apartments were drafty. The building's poorly installed insulation resulted in a moisture problem that led to rotting eaves and damaged gutters. "We've been trying to weatherize all our properties," said Cein Sullivan, who served as CHI's Long Island Property Manager during the weatherization process. "We wanted to save money and be more green." *A surprise finding:* The combustion safety testing performed by the Association for Energy Affordability, Inc. (AEA) at the onset of its comprehensive energy audit revealed carbon monoxide levels as high as 700 ppm in some locations. (Upon learning of the problem, CHI immediately replaced the malfunctioning hot water heater that created the condition.)

Project Summary:

Energy-efficiency measures installed:

- ◇ Insulating and air-sealing basement ceiling
- ◇ Installing new energy-efficient refrigerators
- ◇ High-efficiency light fixtures, including LED emergency signs, in-unit CFL bulbs, common-area lighting, and exterior metal halide lights
- ◇ Insulating attic
- ◇ Low-flow showerheads and faucet aerators
- ◇ Insulating heating and water pipes in basement
- ◇ Stainless steel chimney caps
- ◇ Weatherstripping and door sweeps



Savings Summary:

ARRA Incentive: \$70,960
Cost to Owner: \$24,485

Estimated Annual Savings:

Electric Energy Savings: 17,516 kWh
Electric Cost Savings: \$3,153
Gas Energy Savings: 6728 Therms
Gas Cost Savings: \$9,958
Annual Cost Savings: \$13,111

Pre-WAP Energy Factor: 26.73
Post-WAP Energy Factor: 16.84

CO₂ Lifetime Reduction: 727.5 tons
SO₂ Lifetime Reduction: 1,032 lbs
NO_x Lifetime Reduction: 1,881 lbs.

The Solution:

Enrolling in the AEA's Targeted Multifamily Weatherization program enabled CHI to undertake a long-hoped-for energy-efficiency upgrade. "The problems doing weatherization in the past have been financial ones," explains Cein Sullivan. After CHI replaced the defective hot water heater, AEA completed its energy assessment and created a workscope and specifications. It invited contractors into a competitive bidding process, and selected a qualified contractor. AEA launched the project with a kick-off meeting at the site, undertook construction management and quality assurance to deliver the weatherization work scope. "The process was amazing, actually—like a dream," said Sullivan. "It was very well organized and the workers dealt with the tenants very well. A lot of our tenants are tough to deal with, and there were no problems."

The program has cut operating costs for CHI and significantly lowered energy bills for residents, improved the building's environmental performance, and increased tenant comfort.



"The tenants who pay their own energy bills have noticed the bills are lower. And this is the first year I haven't gotten calls that the clients are cold. The units are far less drafty."

— Cein Sullivan, CHI Long Island Property Manager, One Park Avenue