

Assisted Multifamily Program

Clemens Manor Apartments



"Even though we had completed a building rehabilitation, engineers from the Assisted Multifamily Program demonstrated to us that we could save money by making additional changes relating to our energy usage. These savings will help to improve our operating budget and help keep Clemens affordable for our residents."

- Donna Hall
Director of Operations & Legal Development
Providence Housing

Clemens Manor Apartments	
Management Company:	Providence Housing
Managing Agent:	Donna Hall
Number of Units:	30
Actual Financing:	
AMP Contribution	\$41,290
NYSEG Power Partners Grant	\$11,900
<u>Owner Contribution</u>	<u>\$20,000</u>
Total Project Costs	\$73,190
Observed Energy Savings:	
Annual Gas Savings	1,650 MMBtu
Annual Electricity Savings	22,130 kWh
Total Annual Savings	\$17,700
Gross Lifetime Savings	\$211,000
Simple Payback:	4.1 years
Savings to Investment Ratio:	2.94

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.

Clemens Manor Apartments

Building Energy Efficiency on a Strong Foundation

The Clemens Manor Apartments building is a former YMCA, originally constructed about 70 years ago. Located in Elmira, the building is home to 30 apartments, as well as offices on the first floor and a full utility basement.

A total gut rehabilitation was recently completed, resulting in the replacement of doors, windows, insulation and surfaces, and the installation of new appliances and mechanical systems. With a strong foundation for energy conservation already established, the Clemens ownership decided to take their work one step further, seeking out technical and financial assistance from NYSERDA's Assisted Multifamily Program (AMP) to reduce energy consumption, save on utility costs and provide a healthier and more comfortable living environment for residents.

AMP engineers from Taitem Engineering determined that Clemens Manor could save a substantial amount of energy and money each year by modifying the ventilation system to reduce over-ventilation, installing lighting upgrades in apartments and common areas, and adding a boiler pump control to prevent unnecessary boiler pump operation. Additional measures, such as the weather-stripping windows and replacement of electric clothing dryers with more efficient gas models, also would help improve the property's operating budget. AMP provided a grant of over \$41,000 to help Clemens management fund the recommended measures. Observation of fuel and electric bills for a year before and a year after energy improvements showed that Clemens Manor saved \$17,700 in the first year following installation of these upgrades.

NYSERDA's AMP 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 technical assistance, access to low-cost financing, and, in many cases, grants.



For more information about the **New York Energy SmartSM**
Assisted Multifamily Program, please call
(212) 977-5597, extension 237, or visit
www.GetEnergySmart.org



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