

Assisted Multifamily Program

Juniper Manor I



"The common areas of the building had air handling and heating problems and were not efficient. The Assisted Multifamily Program guided us to the right answers and helped us fund the recommended improvements."

- Stacey Crawford
Executive Director
Better Housing for Tompkins County

Juniper Manor I	
Management:	Better Housing for Tompkins County
Managing Agent:	Stacey Crawford
Number of Units:	40
Actual Financing:	
AMP Contribution	\$31,813
Owner Contribution	\$96,691
Total Project Costs	\$128,504
Projected Energy Savings:	
Annual Gas Savings	(531) MMBtu*
Annual Electricity Savings	127,556 kWh
Total Annual Savings	\$10,216
Gross Lifetime Savings	\$134,505
Simple Payback:	12.2 years
Savings to Investment Ratio:	1.08

* First year gas savings are negative, reflecting an increase in gas use, as gas was not previously used to heat the building. Gas heat will be more energy efficient and cost effective than the previous electric heating system.

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.

Juniper Manor I Improving Energy Efficiency for Seniors

Located in Trumansburg, New York, Juniper Manor I is a 40-unit residence that serves as home to senior citizens on fixed incomes and public housing assistance. Owned by Trumansburg Seniors, Inc., a nonprofit corporation, and managed by Better Housing for Tompkins County, Inc., a nonprofit affordable housing advocate, the building is under the regulatory authority of the Federal Department of Housing and Urban Development. With an inefficient electric heat ventilation system, Juniper Manor I suffered from very high electricity expenditures and decided to consult with NYSERDA's *Assisted Multifamily Program* (AMP) to see how they might improve the energy efficiency of their residence.

AMP engineers visited Juniper Manor and performed a no-cost comprehensive energy assessment, recommending a set of capital improvement to reduce energy consumption, save on utility costs and provide a healthier and more comfortable living environment for residents. These upgrades included the conversion of common area electric heat to gas systems, as well as the conversion of the building's electric domestic hot water heater to gas. AMP also recommended that Juniper Manor replace electric clothes dryers with gas dryers, and upgrade apartment lighting with energy-efficient compact fluorescent bulbs.

AMP provided over \$31,000 for the recommended work. Program engineers predict that Juniper Manor I will save over \$10,000, annually, now that energy-efficiency upgrades have been completed. These savings will allow building management to maintain high-quality, comfortable, and affordable housing at Juniper Manor.

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 free 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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