

# MULTIFAMILY INITIATIVE

## ENERGY EFFICIENCY CASE STUDY:

Enfield Housing Authority's Laurel Park Apartments, Enfield, CT



Lower the operating costs and increase tenant comfort in your multifamily property through the Eversource Multifamily Initiative. Features include cost effective, comprehensive energy strategies to address the unique energy needs of multifamily properties, including personal living space as well as internal and external common areas. This program is one of several innovative Energize Connecticut solutions brought to you by Eversource.

### Eversource helped the Enfield Housing Authority:

- Save approximately \$24,000 annually in energy costs – an average of \$280 per unit
- Save more than \$330,000 over the next 13 years predicted use of the new equipment and improvements
- Defray their investment with nearly \$161,000 in incentives

The electricity and natural gas saved on this project over the lifetime of the measures is the equivalent of approximately:

- 2,000 tons of carbon dioxide (CO<sub>2</sub>) emissions avoided, or
- 900 tons of coal not burned, or
- 450 cars taken off the roads for one year.

### Background

Founded in 1948, the Enfield Housing Authority (EHA) is among the original public housing authorities in Connecticut. Over the past decade, EHA staff and commissioners have worked diligently to meet the housing needs of the community while striving to be the local leader in affordable housing. Through the development and management of new programs and strategic partnerships, EHA delivers high performance, sustainable and fiscally responsible housing to its residents.

"Our energy-efficient upgrades were a major factor in the decision to not increase base rents this year for our residents. Now, we have money back in our reserves—and back in our residents' pockets too."  
– Scott Bertrand, Executive Director, EHA



Empowering you to make  
smart energy choices





## The Challenge

EHA's Laurel Park is a community of 86 two- and three-bedroom apartment units, the majority of which had not received equipment updates since the 1980s. Inefficient boilers, water heaters and lighting were just a few of the problems.

It's important to note that EHA's housing developments are part of the State of Connecticut's financed programs and receive no ongoing capital subsidies to help finance facility upgrades.



**Scott Bertrand**  
Enfield Housing Authority

Energy efficiency is something for everyone. See how Energize Connecticut partnered with the Enfield Housing Authority to keep the rent down and lower energy bills for tenants!

<https://www.youtube.com/watch?v=TL8Pge48hLo>

## The Eversource Solution:

The Multifamily Initiative identifies energy savings opportunities and provides financial assistance and expertise for insulation, windows, weatherization in living spaces, heating and domestic water heating equipment, common area and exterior lighting, HVAC controls and more. As part of the program a comprehensive assessment of all potential cost-effective, energy-saving upgrades across the property was performed.

The EHA received approximately \$161,000 in Energize Connecticut incentives to help offset the cost of the upgrades, which included the installation of:

- New high efficiency space heating and domestic hot water boilers in each tenant apartment
- New electrically commutated motors added to HVAC equipment to optimize performance
- High efficiency LED lighting
- Comprehensive weatherization measures, including air sealing and caulking
- Water-saving showerheads, faucet aerators, and hot water pipe wrap

The energy improvements translated into monthly savings on bills, too. "Our residents pay their own utilities, so their personal comfort and efficiency was just as important to us. Now, each unit is expected to see, on average, \$282 in energy savings each year," said Bertrand.

EHA also reaped non-energy saving benefits, such as reduced maintenance costs, increased tenant comfort, and improved visual appeal of the property.

With the money saved from energy efficiency, EHA plans to replace some of the siding and windows on residential properties at Laurel Park.

## Participating Contractors:

Air sealing, LED bulbs, and water-saving measures

Energy Resource Group

1831 Middletown Ave

Northford, CT

HVAC

Sav-Mor Heating and Cooling, Inc.

231 Captain Lewis Drive

Southington, CT

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