



Energy Efficiency Case Study

Winthrop Square Apartments,
New London, CT

Reduce energy costs, improve building performance, and increase tenant comfort in your multifamily residential or mixed use property through the Eversource Multifamily solution. 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 Winthrop Square Apartments:

- Save approximately \$60,000 in annual energy costs to the property owner - an average of \$50 per unit of annual energy savings costs to the residents.
- Save nearly \$971,750 over the next 13 years predicted use of the new equipment and improvements.
- Defray their investment with nearly \$580,000 in incentives.

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

- 6,000 tons of carbon dioxide (CO2) emissions avoided, or
- 2,800 tons of coal not burned, or
- 1373 cars taken off the road for one year.

Background

Steven Erie and Arthur Greenblatt started in the affordable housing business in 1981 with a shared passion for “doing well while doing good.” In 1998, they founded Vesta, a national affordable housing leader that specializes in the creation and operation of well-managed, high quality, affordable rental housing communities. Vesta currently owns and/or operates 40 affordable housing communities, including nearly 6,670 apartments in Connecticut, New Jersey, Ohio, Texas and the District of Columbia.

“All exterior lighting was changed over to LED lighting, which is certainly going to save us energy and is beneficial to our residents. They feel safer and it’s brighter. We got a lot of positive comments from the residents living here with this project.”

- Paul Berace, Director of Physical Plant, Vesta

The Challenge

As a company that prides itself on offering its residents a high standard of living, Vesta is always seeking opportunities to provide more reliable service and greater overall comfort while simultaneously operating more efficiently and cost-effectively.

Vesta's Winthrop Square Apartments in New London, Connecticut is a 295 unit affordable housing community comprised of 21 buildings. Many of the community's natural gas boiler units were more than 20 years old, operating inefficiently and costing the company extra money on service and natural gas bills. The individual living spaces used inefficient lighting and residents noticed drafts. Additionally, outdated exterior building and parking lot lighting had some residents concerned about safety due to insufficient brightness.

The Solution

Vesta turned to Eversource to help them identify solutions to upgrade the inefficient boilers and exterior lighting, and to improve resident comfort. Through the Multifamily solution, Eversource helped Vesta secure approximately \$580,000 in Energize Connecticut incentives to help offset the cost of the upgrades, which were completed quickly and with minimal disruption to residents. The incentive helped Vesta invest in 36 new energy-efficient boilers that provide consistent heat and hot water to residents with minimal maintenance efforts. LEDs and water-saving measures were installed and air sealing was done in each dwelling resulting in superior lighting, energy- and money-savings, and increased comfort. The company also changed all exterior lighting to LED lighting, which is saving the company on electricity and maintenance costs. It also has residents saying they feel safer at night, and that the community looks even better now that it is well illuminated.

Thanks to the success of the Winthrop Square Apartment project, Vesta is now looking to complete similar upgrade projects across its national portfolio of communities.

Benefits

- The Multifamily solution identifies energy 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.
- Holistic and comprehensive assessment of all potential cost effective energy savings upgrades across the property.
- Non-energy savings benefits such as reduced maintenance costs, increased tenant comfort, and improved visual appeal of the property.
- Energy improvements that translate into monthly savings on energy bills.

(Multifamily buildings with five or more units are eligible.)

Program measures subject to change without notice.

Participating Contractors

Direct Install Dwelling Unit Measures and Common Area and Exterior LED Lighting Upgrades:

Handyman Express Energy Solutions

1414 Barnum Ave,
Stratford, CT 06614

Boilers:

Beacon Mechanical Service

12 Mechanicsville Road
Granby, CT 06035

Find energy solutions for your business.
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