



MULTIFAMILY ENERGY EFFICIENCY

Simple Upgrade

Cost: \$500-\$1,500/unit

Save: Energy 5-15%; Water 5-20%



Properties that have completed energy and water efficiency measures benefit from improved financial stability, tenant satisfaction, and physical condition. By integrating efficiency at the time refinance, owners unlock an opportunity to improve building performance and ensure long-term financial stability.

OVERVIEW

These measures can be implemented by any building owner to lower operating costs, improve asset value, and boost performance. Upgrades can be installed by a local contractor and can be easily maintained by a building's maintenance staff. Completing one or two simple measures will produce modest savings, but implementing a set of improvements to several systems could lead to savings of more than 15 percent.

- Measures are applicable to a variety of building types.
- Materials are widely available and easy to install.
- Low-cost installation means quick payback on investment.
- Efficiency frees up cash flow to pursue additional investments down the line.

FINANCING

The relatively low cost of implementation means financing should not be a barrier for simple upgrades. Finance improvements from a property's operating budget, reserve accounts, or refinancing proceeds. Improvements can be completed when tenants turn over or included in routine replacement schedules.

SAMPLE SCOPE

- Low-flow water fixtures
- LED lighting and sensors
- Temperature controls and thermostats
- Boiler tune-up
- Weather-stripping
- Domestic hot water (DHW) pipe insulation
- Leak repair
- Common area air sealing

LEARN MORE

Access our no-cost technical assistance.

Talk to your mortgage officer today or contact:
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To see how others have brought sustainability to multifamily projects, find our suite of case studies - Sustainable CPC: A Study in Savings at communitypc.com



This list of common, simple, energy and water measures is not exhaustive and not all measures will be applicable to all properties. A qualified contractor, energy auditor, or engineer should be consulted to identify appropriate measures and estimate costs and savings for a particular building.

Measure	Property Type	Non-Energy Benefits	Cost Range	Savings*
Install Programmable Thermostats	Any		\$\$	3%
Install Low-Flow Sink Aerators	Any		\$\$	3%
Install Low-Flow Showerheads	Any		\$\$	4%
Air-Seal Common Areas	Any		\$\$	2%
Upgrade Common Area Lighting	Any		\$\$	4%
Upgrade Apartment Lighting	Any		\$\$	2%
Install Exhaust Fan Timers	Any		\$	1%
Repair Heating System Leaks	Central Boiler Heat		\$	2%
Insulate Heating Pipes	Central Boiler Heat		\$	1%
Tune Up Heating System	Central Boiler Heat		\$\$	2%
Insulate DHW Pipes and Tank	Central DHW		\$	1%
Install DHW Controls	Central DHW		\$	2%
Insulate Condensate Tank	Steam Heat		\$	1%
Install or Upgrade Master Venting	Steam Heat		\$\$	3%
Replace or Repair Steam Traps	Steam Heat		\$\$	3%

TABLE KEY

- \$ = <\$0.05/sq.ft.
- \$\$ = \$0.05-\$0.25/sq.ft.
- \$\$\$ = \$0.26-\$1.00/sq.ft.
- \$\$\$\$ = >\$1.00/sq.ft.
- = Stewardship
- = Affordability
- = Comfort
- = Performance
- = Safety
- = Quality
- = Health
- = Value
- = Risk Mitigation

* Savings shown in the table represent typical whole-building site energy consumption savings (or water consumption savings where relevant). Actual savings may vary based on existing performance and conditions at a property.

CONSIDER THIS

- LED lights have improved greatly in quality and come down in price in recent years. Select products from major manufacturers or with long warranties to ensure quality.
- Install sample lights and water fixtures to test for aesthetics and usability before completing a retrofit on an entire property.
- Include motion and daylight sensors as part of any lighting upgrades for optimal efficiency.
- Programmable thermostats save energy if tenants and staff know how to use them properly. Include trainings for all users as part of an installation.
- Installing high quality low-flow water fixtures will improve product adoption. Residents are most likely to accept new low-flow water fixtures if they are installed before they move in.
- Central heating boilers should have controls that incorporate sensors for both outdoor and indoor temperatures.