SUSTAINABLE CPC: A FIRST LOOK AT CFHF PERFORMANCE DATA

Cost and Energy Savings Across 82 Units in the Hudson Valley

The Climate Friendly Homes Fund (CFHF) is an initiative launched by New York State Homes and Community Renewal (HCR) to help multifamily building owners across the state transition to high-performance, all-electric heating, cooling, and hot water systems. The Community Preservation Corporation (CPC) has been administering the fund since 2022, helping small building owners identify and execute a scope of work to improve energy efficiency and decrease their greenhouse gas emissions. Early applicants to the program have completed construction and are operating their new systems - this case study highlights one of those projects and explores its first year of performance data as an all-electric building.

This is a three-building affordable housing complex located in the Hudson Valley, receiving CFHF grant funding to replace aging HVAC and DHW systems with electric, highly efficient alternatives:

PROJECT PROFILE:

Location: Beacon, NY 12508
Year Built: 2010
Size: 3 Buildings, 82 Units, 144 Rooms, 81,214 Gross Square Feet
Heating, Cooling, and DHW Tenant-Paid
Located within a NYSERDA Disadvantaged Community and HUD Qualified Census Tract
Grant Size: $2.05 Million

SCOPE OF WORK:

- Replace gas-fired water heaters with heat pump water heaters (Rheem ProTerra)
- Replace gas-fired furnaces and split-system hydronic air handler units with split-system air-source heat pumps in apartments and common spaces (Mitsubishi M-Series, Hyper-Heat Model and Cooper and Hunter Astoria Series)
- Necessary mechanical and electrical upgrades
- Commissioning of new water heaters and heat pump systems
- Install new thermostats

SAVINGS SNAPSHOT:

The table below summarizes one year of pre- and post-retrofit whole-building consumption and cost data, as the electrification retrofit was completed in February 2025.

Pre-Retrofit			Post-Retrofit		
Month	Energy Consumption (mmBTU)	Total Charges	Month	Energy Consumption (mmBTU)	Total Charges
Mar-2022	288	$13,109	Mar-2025	143	$12,611
Apr-2022	257	$13.180	Apr-2025	121	$11,318
May-2022	231	$12,126	May-2025	117	$10,578
Jun-2022	243	$12,053	Jun-2025	122	$10,662
Jul-2022	265	$13,915	Jul-2025	135	$12,025
Aug-2022	216	$13,174	Aug-2025	123	$11,683
Sep-2022	178	$11,228	Sep-2025	107	$10,137
Oct-2022	247	$13,421	Oct-2025	114	$9,856
Nov-2022	264	$12,606	Nov-2025	134	$11,224
Dec-2022	277	$14,387	Dec-2025	197	$15,490
Jan-2023	317	$14,169	Jan-2026	213	$17,970
Feb-2023	258	$12,658	Feb-2026	182	$16,223
Total	**3,041**	**$156,026**	**Total**	**1,708**	**$149,777**
Total/Unit	**37**	**$1,903**	**Total/Unit**	**21**	**$1,827**
Total Utility Spend per Unit (incl. water)		**$2,308**	**Total Utility Spend per Unit (incl. water)**		**$2,183**

Comparing the pre- and post-construction raw data shows a 44% decrease in energy consumption and a 4% decrease in utility costs. However, gas prices have also increased over time, so the table below presents a hypothetical scenario: what would fuel costs look like if the building's heating systems were gas-fired in 2025-26? We see more significant savings at approximately 13%.

Hypothetical Scenario: 2026 Gas		
	Energy Consumption (mmBTU)	Total Charges
Whole Building	3,041	$172,927*
Per Unit (incl. water)	-	$2,515

* Total gas charges were calculated by applying natural gas prices (from NYSERDA/EIA) for March 2025–February 2026 to historical 2022 consumption and scaling by the building's observed gas-era bill-to-commodity ratio to reflect full delivery and supply costs.

TAKEAWAYS:

- Whole-building EUI decreased from ~37 to 21 kBtu/ft²/year, demonstrating a highly energy-efficient building that supports healthier, more comfortable conditions for tenants.
- Normalizing the baseline is critical, as ~20% increases in New York gas prices since 2022 can understate electrification savings and make direct cost comparisons misleading.
- Built in 2010, this property was a strong electrification candidate, enabling efficient integration of heat pump systems and strong performance outcomes.
- The retrofit reduced energy use by ~44% and costs by ~4% nominally (≈13% when normalized to 2026 gas prices), showing deep energy savings and meaningful cost reductions, particularly when accounting for future energy price trends.