

WAKEFIELD APARTMENTS (BUILDING 1)

EAST 243RD ST, BRONX

SUPPORTIVE HOUSING LOAN PROGRAM (SHLP) HPD RETROFIT ELECTRIFICATION PILOT

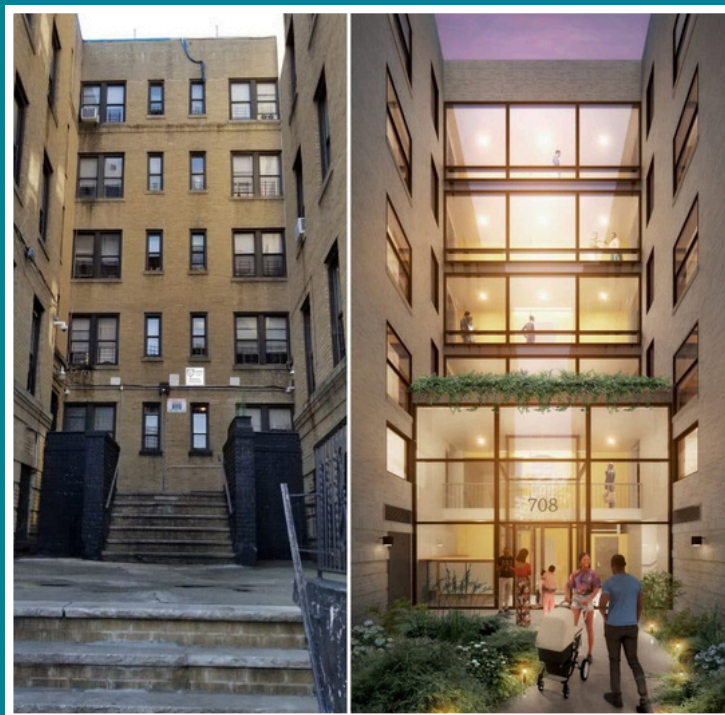
The Wakefield Apartments project is one part of a two-building, 126-unit substantial rehab project converting temporary shelter housing into permanent, affordable rentals for disabled and formerly unhoused individuals. 54 of the 126 units are participating in the Retrofit Electrification Pilot.

PROJECT TEAM

Developed by Samaritan Daytop Village

Architect: Magnusson Architecture and Planning, P.C.

Consultants: Bright Power and KOW Building Consultants



Source: *Magnusson Architecture and Planning, P.C*



SCOPE

Certification:

- Enterprise Green Communities

Pre-Retrofit Condition:

- Heating System: Oil/ 1-pipe Steam
- DHW System: Gas tank/ storage

Post-Retrofit Condition:

- Heating System: Central VRF w/ owner-paid heating & cooling
- Enhanced envelope including high-performance windows and roof

Additional Features:

- Addition of a new elevator and an accessible entry courtyard



COST & INCENTIVES

- \$1 million incentive from HPD –NYSERDA Retrofit Electrification Pilot
- \$315,000 in Clean Heat Incentives



PERFORMANCE

~55%

Projected Energy Savings
compared to pre-retrofit usage

~30%

Projected Energy Cost Savings
compared to pre-retrofit costs

~4.6 tons/DU

Projected GHG Reductions
compared to pre-retrofit conditions



LESSONS LEARNED

Wakefield apartments was the first project to close in the Retrofit Electrification Pilot and will be an interesting case study due to the project's only electrifying one of two twin buildings.



Housing Preservation & Development