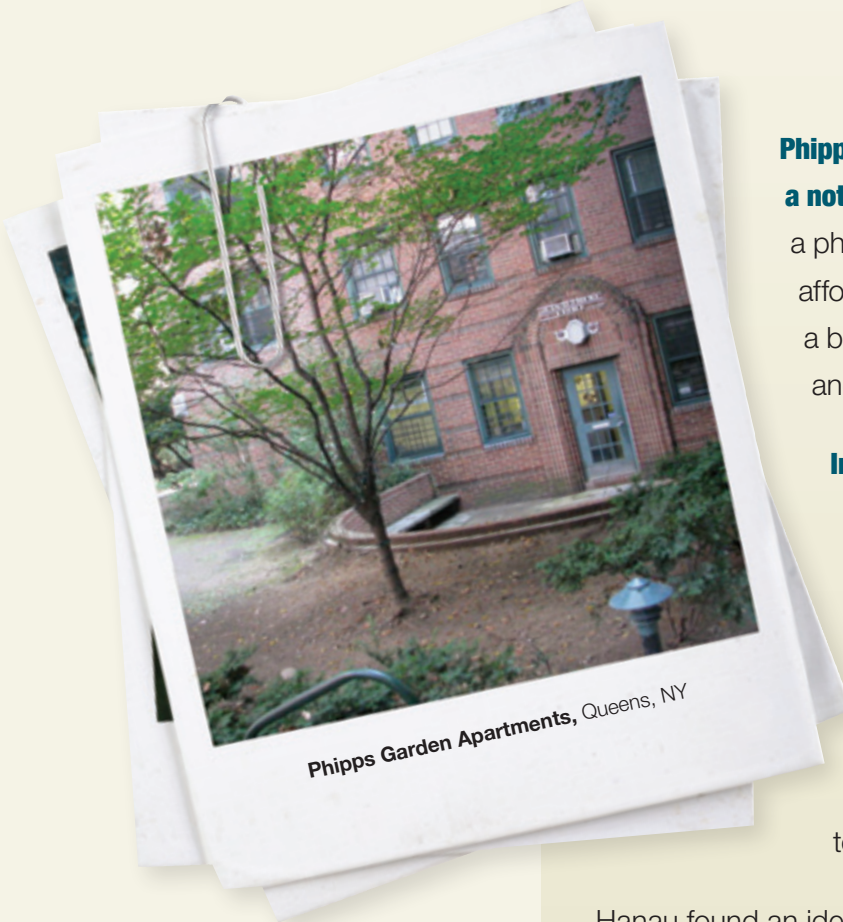


# Investing in major energy upgrades— while keeping rent affordable



Phipps Garden Apartments, Queens, NY

## About NYSERDA's Programs for Multifamily Buildings

NYSERDA offers a portfolio of programs and incentives for owners, facility managers, developers and condo/co-op boards of multifamily buildings with five or more units. Our initiatives make it easier to assess, fund, implement and measure energy efficiency upgrades that improve building performance and your bottom line.

## Phipps Garden Apartments was built by Phipps Houses, a not-for-profit organization founded by Henry Phipps,

a philanthropist dedicated to providing high quality affordable housing. The low-rise complex takes up a block of Sunnyside, Queens, with 472 apartments and a large central courtyard.

## In 2010, the landmark property needed a major update. Energy waste was driving costs

**upward**, and a new law required replacing the aging boiler. “Investing in energy efficiency was the right thing to do—environmentally and financially,” said Phipps Vice President Douglas Hanau. “But we needed to do it in a way that wouldn’t lead to a rent increase.”

Hanau found an ideal solution for the challenge. **A NYSERDA Multifamily Performance Partner assessed the complex’s energy use and recommended cost-effective solutions.**

## Taking advantage of NYSERDA incentives and other sources of funding, Phipps Garden Apartments’ management made comprehensive energy efficiency upgrades—

without needing to raise the rent. Today, tenants are thrilled with the updates—and **the complex has seen a significant drop in energy costs.**

