

High Performance Retrofit Track Diego Beekman Apartments

participant profile

Diego Beekman is a 38-building affordable housing association with a rich history. Redeveloped in the 1970s in the Mott Haven area of the Bronx, the apartments suffered from decades of neglect before residents formed a mutual housing association in 2003 to reclaim ownership of their community. Working with new management, New York City agencies, and Bank of America, they invested in extensive renovations, addressed deferred maintenance needs, and overhauled security systems. Now Diego Beekman is working with the NYC Retrofit Accelerator's High Performance Retrofit Track (HPRT) to implement upgrades that will cut energy use up to 60%, preserve housing affordability, and improve quality of life for residents.

To test the feasibility of converting steam heating systems and window air conditioning units to high-efficiency hydronic and air-to-water heat pump systems, Diego Beekman enrolled two buildings that share a central boiler system in the HPRT. Other buildings in their portfolio will undergo steam system optimization, allowing comparison of high-performance versus conventional system operations. Over the next three years, Diego Beekman will also implement a

comprehensive suite of efficiency measures across their entire portfolio. All buildings will complete extensive envelope upgrades, including roof and door replacements, new insulation, façade repairs, and air-sealing measures. They will also install LED fixtures, new lighting sensors and efficient elevators.

Diego Beekman is prioritizing measures that not only save energy, but also enhance the health and comfort of residents, many of whom are senior citizens. This includes ventilation upgrades, from installing variable speed roof fans to conserve energy and improve airflow, to cleaning and sealing ductwork to enhance indoor air quality. Twenty-eight buildings will also have rooftop solar installed to generate clean energy that Diego Beekman will sell to its neighbors.

The HPRT has helped Diego Beekman access funding for many of these measures through the NYC's Dept. of Housing Preservation & Development Green Housing Preservation Program. Expenses saved from reduced utility costs will help the association continue to meet its goal of preserving affordable housing for residents, while also contributing to the revitalization of the broader Mott Haven community.

“The City is giving us tools to continue providing healthy, sustainable housing that helps to revitalize our community.”
– Arline Parks, Vice Chair & CEO

fast facts

no. participating building(s)
2 buildings

building location(s)
Mott Haven, Bronx

building type(s)
multifamily, pre-war

building size(s)
35,600 SF total/ 5 stories

base building systems
• **heating:** steam
• **cooling:** window A/C

planned upgrades:
short-term (1-3 years out)
• **lighting:** LEDs and controls upgrades
• **heating/cooling:** air-to-water heat pump (AWHP) plus hydronic distribution
• **DHW:** AWHP or condensing boiler
• **envelope:** air-sealing & insulation upgrades

planned upgrades:
long-term (4+ years out)
• **ventilation:** variable speed fans; clean, seal, and balance ductwork
• **envelope:** window upgrades
• **renewables:** solar PV
• **other:** ENERGY STAR appliances

Get in touch with the NYC Retrofit Accelerator Today!

The NYC Retrofit Accelerator's team of Efficiency Advisors offers free, personalized advisory services to help streamline the process of making energy efficiency improvements to your building. The Retrofit Accelerator's High Performance Retrofit Track (HPRT) can help you design and implement a long-term capital plan to reduce your building's energy use by 40-60% within 15 years.

