

MULTIFAMILY INITIATIVE

ENERGY EFFICIENCY CASE STUDY:

The Mansions at Hockanum Crossing
Vernon, CT



Lower the operating costs and increase tenant comfort in your multifamily property through the Eversource Multifamily Initiative. Features include cost effective, comprehensive energy strategies to address the unique energy needs of multifamily properties, including personal living space as well as internal and external common areas. This program is one of several innovative Energize ConnecticutSM solutions brought to you by Eversource.

Eversource helped the Mansions at Hockanum Crossing:

- Save approximately \$180,000 in annual energy costs – an average of \$260 per unit
- Save nearly \$1.8 million over the next 20 years predicted use of the new equipment and improvements
- Defray their investment with nearly \$415,000 in incentives

In the apartment business, property managers have the freedom to reduce costs in their own way. Our residents pay their utility bills – so for us, energy efficiency is the best offer. Brand new apartments pop up every day, so it's important to stay competitive and maintain the integrity of our property. It gives residents peace of mind knowing that their apartments are efficient—especially when our weather can be so unpredictable.”

- Mary Gordon, Property Manager, Hockanum Crossing

The electricity and natural gas saved on this project over the lifetime of the measures is the equivalent of approximately:

- 6,000 tons of carbon dioxide (CO₂) emissions avoided, or
- 2,800 tons of coal not burned, or
- 1,300 cars taken off the roads for one year.

Background

The Mansions at Hockanum Crossing is an apartment community in Vernon that prides itself on luxury, resort-like amenities. The complex includes eleven different floorplans for residents to choose from and sits on 43 acres of country surroundings.

The Challenge

The Mansions at Hockanum Crossing is a community of 700 one- and two-bedroom luxury apartments. Originally, the apartments had incandescent light bulbs and weren't armed with the latest weatherization measures to keep up with the New England weather.



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Energy efficiency quickly became a top item on Hockanum Crossing's amenity wish list. The key, though, was to make the energy-saving improvements while accommodating residential schedules across all 700 units.

The Eversource Solution

The Multifamily Initiative identifies energy-saving opportunities and provides financial assistance and expertise for insulation, windows, weatherization in living spaces, heating and domestic water heating equipment, common area and exterior lighting, HVAC controls and more.



"The magnitude of this project was huge. We have 700 apartments – and every single energy efficiency improvement was knocked out of the park. It gives our residents a reason to stay."

As part of the program, the contractor first performed a comprehensive assessment of all potential cost-effective, energy-saving upgrades across the property.

The Mansions at Hockanum Crossing received approximately \$415,000 in Energize Connecticut incentives to help offset the upfront cost of upgrades, which included:

- Changing incandescent light bulbs to high-efficiency LED lighting
- Weatherization measures, including air sealing around attic access hatches, doors and windows
- Sealing around heating and cooling ductwork

The energy improvements translated into monthly savings on bills, too. The upgrades are estimated to save each unit owner approximately \$260 in annual energy savings, or \$180,000 collectively.

"Eversource saw the project through from start to finish, making sure the work was done correctly and on time," Gordon said. "Also, our residents are used to having a maintenance team they know and trust. However, they described Eversource and Aiello Home Services as professional and accommodating – always willing to work around schedules and answer questions for residents who needed extra attention."

Hockanum Crossing also boasts reduced calls to its maintenance team, allowing them to focus on larger projects. Residents have shared positive feedback about better lighting and increased comfort, too.

Hockanum Crossing plans to work with Eversource to evaluate its exterior lighting and heating and cooling equipment in the future.

Participating Contractor

Air sealing, duct sealing and LED lighting upgrades
Aiello Home Services
600 Old County Circle
Windsor Locks, CT