

Revitalizing a Community Post-Sandy Arverne View



L+M Development Partners Inc. (L+M)

is a national firm dedicated to developing quality affordable, mixed-income, and market rate housing. The company is responsible for more than \$4 billion in development, construction, and investment across the nation. Arverne View is an 11-building, 1,093-unit Mitchell-Lama property located in New York City's Far Rockaways, which was preserved by L+M Development Partners.

Objectives

- Address critical tenant comfort issues
- Increase operational efficiency
- Develop a strategy for long-term sustainability

Challenge

"It was a spiraling cycle of vacated apartments with no incoming capital to invest in improvements that would save plummeting tenant retention rates. It was operating under water," said Ron Moelis, CEO of L+M Development Partners.

L+M Development Partners sought to revitalize Arverne View, then named Ocean Village, through a large scale preservation initiative. Situated just steps from the water, Arverne View was not originally built to withstand the challenges inherent to its location. The 40-year old complex was designed in modules that gradually separated with age. Over time, the structural perforations throughout the complex resulted in recurring air and water leaks, which severely impacted all critical systems, operational costs, and tenant comfort.

Without tearing down the complex, we needed a sustainable solution to insulate tenants and the building interior from the elements for generations to come. There was also a push to improve overall efficiency at the property with a dedicated budget for energy investments.

Solution

The depth of the opportunities identified at Arverne View necessitated a holistic approach, leaving no stone unturned to ensure that our solutions were complete and the results were long-lasting. Bright Power worked with L+M Development Partners to create a sustainability strategy that would address the symptoms and causes of the deep-seeded energy problems in all critical systems and select the right projects that would provide the most value in addressing cost, comfort, and consumption.

"Bright Power helped us work from the top down and from the outside in to properly enclose all of the buildings, shielding residents and building systems from typical weather and unexpected storms," expressed Rick Gropper, Director at L+M Development Partners.

Together, we facilitated energy improvements that greatly improved residents' quality of life to help grow occupancy rates and provide the owners with the capital they needed to keep Arverne View up and running for years to come.



"Energy played such a crucial role in transforming Arverne View. We are thrilled to have implemented solutions that will keep this community thriving for generations to come."

Rick Gropper
Director
L+M Development Partners

Results

In the first couple years, Arverne View realized significant savings across the board, decreasing energy usage immediately after installation. Bright Power's energy analysts continue to track the performance of the project using EnergyScoreCards™.

29%
ENERGY REDUCTION

\$650,000
FIRST YEAR SAVINGS

\$1,200,000
INCENTIVES PROCURED

Improvements

- Installed Exterior Insulation and Finishing System (EIFS)
- Upgraded lighting to LEDs in apartment units, common areas, and throughout the exterior of the complex
- Overhauled ventilation system with Electronically Commutated Motor (ECM) fans and Energy Recovery ventilators (ERVs)
- Installed condensing Domestic Hot Water (DHW) boiler
- Installed booster pumps
- Installed low-flow faucet aerators and shower heads
- Installed ENERGY STAR appliances in apartment units
- Installed 36 kW solar PV
- Installed 36 kW battery storage

Our Role

- Full Energy Audit
- Energy Efficiency Retrofit Consulting
- NYSERDA Multifamily Performance Program (MPP) Partner Services
- Investor Confidence Project (ICP) Services
- Design and installation of the solar PV and battery storage systems