



ReVireo

Aspen Stratford Apartments

Overview

Aspen Stratford Apartments consists of two multifamily buildings—one four stories and one five stories—with a combined area of approximately 88,000 ft² and 76 residential units. The project involved a full gut rehabilitation and required an ASHRAE Level II Energy Audit to meet the New Jersey Housing and Mortgage Finance Agency (NJHMFA) Low-Income Housing Tax Credit (LIHTC) program requirement of achieving at least a 15% energy reduction over existing baseline conditions. This audit was essential for securing financing to implement the recommended Energy Conservation Measures (ECMs).

ReVireo performed the ASHRAE Level II Energy Audit and developed a detailed energy model to evaluate savings compared to existing conditions. The audit identified 10 ECMs, including exterior and interior lighting upgrades, boiler hot water temperature reset controls, interior lighting controls, roof insulation improvements, ENERGY STAR appliances, low-flow fixtures, boiler upgrades, window replacements, and weatherstripping.

The final analysis showed the project achieved a 27% energy cost reduction, 31% electricity savings, and 21% natural gas savings, which surpassed NJHMFA's 15% requirement. The results supported funding eligibility, validated the selected upgrades, positioned the project for long-term operational savings, improved overall building performance and will enhance resident comfort.

Client

Exact Construction
Management Group

Building Type

Multifamily (4+ Stories)

Location

Newark, New Jersey

Services

Energy Audits, National
Incentives, Local Incentives