



CASE STUDY

Millville Housing Authority – Cedarview Court

The Millville Housing Authority is a federally funded agency in Millville, NJ, that provides affordable housing to low to moderate income families, seniors, and people with disabilities. In 2006, the Housing Authority hired GreenTech Energy Services to help lower energy and operating costs in a garden apartment complex with 50 one-bedroom units.



Outdated lighting fixtures in the apartments, hallways, laundry rooms and other common areas were replaced with T8 fluorescent lamps and electronic ballast. The lighting retrofits saved energy, improved the quality of light and reduced flickering. Without the retrofit, the ballast for all lighting would have become obsolete within several years, incurring a major expense to both material and labor budgets.

The boilers, which were original to the buildings, were near the end of their economic life. Lacking hot water reset, they provided constant 180 degrees F hot water for heating the buildings. They were replaced with modulating condensing boilers, which provided greater comfort and ease of operation than the older models and achieve efficiencies as high as 96%.

Energy & Cost Savings:

Total Cost of the Project = \$199,149
Utility Rebate = \$7,091
Payback = 10 years
KW Saved = 5
KWH Saved = 8,235
Therms saved = 5,838
KW Savings = \$357
KWH Savings = \$1,015
Therm Savings = \$9,078
Annual Energy Savings = \$10,450
Operational Savings = \$7,771
Total Annual Savings = \$18,221

