



Owner: Edgemere Development | Location: Albany, NY | Completion Date: Ongoing

The Ida North project owned by Albany Housing Authority and developed by Edgemere consists of Ida Yarbrough, two identical high rise towers containing a total of 224 units, and North Albany duplexes, consisting of 80 duplex buildings (160 units). The project provides affordable housing for seniors, disabled tenants and families.

Sustainable Comfort provided an energy audit to meet the RAD PCA and HFA requirements. As part of the recommendations, the Ida Yarbrough towers will be wrapped with exterior insulated panels, providing a new aesthetic to the towers as well as substantially improved thermal performance.

A goal of the renovation is to reduce tenant inconvenience by providing assisted temporary relocation, addressing a major challenge in occupied rehab planning and execution. The North Albany duplexes replaced older, low efficiency mechanical systems with new high performance heating, cooling and domestic hot water equipment, substantially reducing space conditioning and water heating energy and costs.

Overall the anticipated site energy savings are projected to be around 20% with a total reserved incentive of \$278,800 through the NYSERDA Flex-Tech and Multifamily Performance Programs.

