



Energy Efficiency Case Study

Concord Meadows
Madison, CT

Background

Concord Meadows is a facility offering 90 units of affordable housing in Madison, CT. The property serves residents aged 62+ as well as those with disabilities. In addition to the 90 individual units, the facility provides residents with some community space and shared recreational areas.

Goal

Concord Meadows looked to Eversource for support in making units more comfortable and energy efficient for residents. Increasing the energy efficiency of the units would also decrease the living costs of all residents, as it would lower their electric bills. As the units were originally heated with electric resistance, bills were high and efficiency was low.

Eversource and Concord Meadows began to look for solutions to improve the facility. The project faced challenges with the arrival of the COVID-19 pandemic, but close coordination and partnership between Eversource, Concord Meadows, and the development board enabled the project to continue smoothly despite the difficulties presented in adjusting to COVID-19 restrictions and more.

Outcome

The comprehensive project incorporated nine energy-saving measures, including upgrades to all dwelling units as well as common and exterior areas. Each unit, as well as common spaces, transitioned from heating with electric resistance to heating and cooling with air source heat pumps. Air source heat pumps transfer heat energy from outside into the home to create a comfortable environment. The increased efficiency of the heat pumps is complemented by the increased efficiency of the building.

Incentive Amount:
\$300,000

Estimated Annual Energy
Savings:
200,000 kWh

Estimated Annual Savings:
\$34,000

Estimated Annual Savings
per unit:
2,000 kWh or \$374

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As part of the project, Eversource supported the installation of triple-pane ENERGY STAR® certified windows, improved air sealing, and upgraded insulation. East Wharf Architects, Inc. and D/E/F Services Group were instrumental in the success of the project.

With these efficiency measures, residents can expect to see savings on their bills while experiencing better temperature control and comfort in their homes. In addition, their common areas are improved, supporting community building in Concord Meadows.

Through the Income-Eligible incentive track, Eversource was able to provide over \$300,000 in support of the project. Concord Meadows also received a HUD block grant for the improvements. All the energy efficiency measures put in place are saving over 200,000 kWh annually.

“One of the major priorities in this project was to improve energy consumption,” shared Jen Svelnys of the Housing Development Team, LLC. “With COVID and cost escalation, we would never have seen the second phase through had it not been for Eversource’s support.”



“The electric heat pump upgrades have made a really big difference in the comfort of my apartment. I’m able to keep the temperature constant, the heating is uniform, and the system is very easy to use. Before we had heat pumps, I didn’t use air conditioning because I had an older unit and couldn’t afford to run it. Now I am much more comfortable and saving quite a bit of money. The other residents say they are very happy as well. I’m thrilled that it’s energy efficient and Eversource made it happen. If anyone is considering this upgrade it is a no-brainer.”

- Deborah McDonald, Concord Meadows resident



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The information in this case study is an accurate representation of this customer’s experience at the time of publication. Results, including cost savings, from heat pump installation and/or other energy efficiency measures can vary based on each individual customer’s situation.

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