



LED lighting shines in multifamily housing

September 24, 2012 - Green Buildings

We at GreenCents provide building operators the opportunity to lower their expenses by switching to LED lighting. We've had great success with affordable housing buildings that have been retrofitted to LED T8 replacement tubes. This shows LED lighting can be used as a lighting option for any type of building.

The proposed seven-story building located in Morrisania section of the Bronx, a 68-unit LIHTC building. The building has realized savings of \$1,100 a month in electricity costs and demand. The ROI is less than 22 months. Little maintenance has been necessary since installation (16 months).

Some of the benefits for this building besides saving electricity are:

- * 50,000 hours of useful life
- * Removal of possible leaky ballast
- * Maintenance cost control
- * Electricity demand reduction

The proposed seven-story building contained 165 recessed U-bend light fixtures and 100 traditional bulbs. The hallways were over lit and fixtures were crowded. GreenCents has proposed to install one replacement tube in each fixture. The directional nature of LED lighting has proved successful. The tenants prefer the current lighting distribution. When a more permanent solution is desired, a new LED solution will carry them even further.

Mark Bourbeau is the owner of GreenCents Solutions, Pelham, N.Y.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540