

River Station Montpelier, Vermont



Project Type

Biomass Fuel Switch

Project Description

River Station is an affordable multifamily housing building located in Montpelier, VT. The building has solar domestic hot water and sought to convert a 36 unit Low Income Housing Tax Credit Project from oil heat to pellet-fueled biomass heating. The goals of the project were to secure this important community affordable housing asset against the threat of rising energy costs and reduce the building's dependency on fossil fuels.

Engineering and Design

Commons Energy worked with an independent commissioning agent throughout the design review and construction phase to provide comprehensive commissioning services on the project. Commons Energy also worked alongside a modern wood heat company who installed the advanced pellet boiler system that will provide primary heat to the building.

Construction Management

Commons Energy provided project oversight and review during the design and construction period.

Project Partners

Downstreet Housing and Community Development, Housing Vermont, Sunwood Biomass, Anderson Consulting, Efficiency Vermont

Measurement and Verification

Commons Energy will begin measurement and verification (M&V) in 2018 and continue to conduct annual M&V for the duration of the 15-year loan.

Project Financing

A combination of grants and loans financed this \$160,000 project. Loan financing was provided by Commons Energy and the National Housing Trust Community Development Fund, with grants/incentives from the Clean Energy Development Fund, Efficiency Vermont, and VEIC's Small Project Buy-Down Fund, supported by VLITE.

List of Improvements

- Installation of:
 - Froling P4 350MBTU pellet boiler system
 - Two thermal storage tanks
 - Auger from pellet bin to boiler
 - Boiler controls
- Build-out of a site-built boiler room

Projected Savings

The project is expected to increase net cash flow by 20% by year 15.

"[This project] addresses the long-term viability of affordable housing and moves us away from nonrenewable sources of energy. Investing in renewable energy systems like the pellet boiler here ensures long-term viability of our properties by improving our efficiency, keeping energy costs at bay and contributing to local and state energy goals."

Eileen Peltier, Executive Director
Downstreet Housing and Community Development