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RETROFIT SOLUTIONS HUB

FOR MULTIFAMILY HOUSING

An easier way to find retrofit solutions and whether they're a fit for your building.

Since 2020, The Clean Fight has worked with multifamily building owners of all sizes, from small affordable co-ops to large public housing authorities, to connect them with proven solutions that reduce emissions, ease energy costs, and improve resident comfort.

Along the way, building teams told us that finding the right solution can be prohibitively time consuming and resource intensive. We built the Retrofit Solutions Hub to make that search easier.

The solutions in this navigator are technologies that have been in our programs because we've had firsthand experience with them. But for each solution, we have also shared links to related technologies, to provide you with additional options to explore.

We do not have a financial stake in any of the companies. No matter which solution you select, we recommend you conduct your own due diligence.

Get started by selecting one of the statements to the right. →

[FEEDBACK](#)

What would you like to explore first?

Lower my building energy/utility costs 	Improve my building envelope (facade, windows, insulation etc) 	Improve or better regulate indoor temperatures 	Improve or replace my HVAC system 
Address gas line issues in my building 	Gain better visibility into my building's real-time utility use 	Investigate ways to electrify my building 	



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RETROFIT SOLUTIONS HUB

FOR MULTIFAMILY HOUSING

Selection 1:
Improve or replace my HVAC system

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Select an approach to improve or replace your HVAC system

Use my existing HVAC equipment more efficiently



Install new, efficient electric heating/cooling



Monitor my equipment to catch issues before they occur



Avoid HVAC refrigerant leaks



Incorporate geothermal in my HVAC strategy







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RETROFIT SOLUTIONS HUB

FOR MULTIFAMILY HOUSING

- Selection 1:
Improve or replace my HVAC system
- Selection 2:
Install new, efficient electric heating/cooling

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Explore solutions for new, efficient heating/cooling systems



Centralized High-Efficiency Heat Pumps

High-efficiency centralized heat pump and control system to intelligently generate, store, and reuse energy.



Adaptive Electrification

Hybrid electrification solution enabling integration of electrified heating into buildings with central heating systems, allowing for emissions reductions with backup resiliency.



Window Heat Pump

Easy-to-install 120V window heat pump using a standard outlet. Designed for extreme climates and quiet operation.





GRADIENT

Window Heat Pump

Easy-to-install 120V window heat pump using a standard outlet. Designed for extreme climates and quiet operation.



DESCRIPTION

Gradient's **high-efficiency, 120V window heat pump plugs into a standard socket** and is designed for easy installation with residents in place, enabling heating and cooling electrification without drilling, plumbing, electrical upgrades, or major retrofits. The heat pump provides room-by-room

KEY DIFFERENTIATORS

- **Minimally-disruptive, quick installation** - Gradient's heat pump uses the existing hole in the building's envelope: the window. The mounting bracket requires no drilling or structural modifications. Installation does not require permitting. Built-in atomizers convert condensate

DESCRIPTION

Gradient's **high-efficiency, 120V window heat pump plugs into a standard socket** and is designed for easy installation with residents in place, enabling heating and cooling electrification without drilling, plumbing, electrical upgrades, or major retrofits. The heat pump provides room-by-room temperature control, improving comfort by replacing centralized systems like boilers, with flexible, unitized HVAC. The system delivers efficient performance even in cold climates, helping reduce energy costs and emissions. Gradient's design uses low-GWP refrigerant sealed at the factory, minimizing leak risk and eliminating the need for field refrigerant connections.

USE CASES

- Electrify building heating and cooling
- Install high-efficiency heating/cooling in building
- Regulate indoor temperature by unit or zone
- Improve tenant control over traditional central systems
- Reduced risk of refrigerant leaks in a building/portfolio
- Low barrier path to building HVAC electrification, no panel upgrades and easy to install

KEY DIFFERENTIATORS

- **Minimally-disruptive, quick installation** - Gradient's heat pump uses the existing hole in the building's envelope: the window. The mounting bracket requires no drilling or structural modifications. Installation does not require permitting. Built-in atomizers convert condensate into outdoor mist, eliminating plumbing and building alterations. No drainage is needed. Plugs into standard 120V outlet.
- **Efficiency in extreme temperatures** - The heat pump system delivers efficient performance even in cold climates.
- **Enhanced air quality** - Optional MERV 13 filtration captures fine particulates and enhances indoor air quality.

COST SAVINGS

Gradient's pilot at NYCHA demonstrated up to 60% cost savings when compared to baseline steam radiators. ACEEE has published a report finding that, of the space heating decarbonization options for centrally heated multifamily buildings, window heat pumps generally have the lowest life-cycle capital and energy costs.

GRADIENT

ABOUT

Gradient develops high-performance window heat pumps with variable-speed technology, offering an efficient path to low-carbon heating and cooling.

gradientcomfort.com

GET IN TOUCH

Decarbonization Impacts

Decarbonization Impacts

OPERATIONAL EMISSIONS

Gradient units replace low-efficiency fossil-fuel or electric-resistance heating with high-efficiency heat pumps and upgrades low-efficiency window AC units to models that use about 54% less energy. Moreover, room-to-room tenant controls allow residents to reduce unnecessary energy use.

Project + Building Compatibility

PROJECT TYPE

Existing building retrofit

ESSENTIAL BUILDING CHARACTERISTICS

Gradient's All-Weather 120V unit can fit windows with a minimum width of 26". Each window heat pump unit plugs into a standard 120V outlet within 6 feet of the installation (no electrical panel upgrades), and is designed to operate in most climates, from -13°F to 115°F.

Other required installation conditions:

- Wall depth of 6.25 to 20 inches (measured from the inside window sill to the outside wall) to fit the mounting bracket.
- Stable window and surrounding structure that can safely support the unit and bracket (total weight about 140 lbs).
- Window that is at least 21 inches above the floor for safe installation.
- Clear space around the outdoor side of the unit to ensure proper airflow; avoid spots blocked by walls, plants, or furniture.

IDEAL BUILDING CHARACTERISTICS

Buildings which are master-metered (where the owner pays one utility bill for the whole building) or buildings that are fully tenant metered (where each unit has its own meter). Building wide WiFi preferred but not necessary.

MINIMUM PROJECT SIZE

Minimum project size is a multifamily building (typically 5+ units).

IDEAL PROJECT SIZE

Preferred project size is larger buildings, i.e., 10+ dwelling units; dorms; manufactured housing; ADUs etc.

ADDITIONAL CONSIDERATIONS

Gradient recommends that its units are connected to WiFi to ensure that its customer service team can proactively monitor and address issues if they arise. Gradient also offers a building management system for its fleet of units, Nexus, which enables building owners to monitor the energy usage and performance of its fleet on the back end. Nexus will also integrate demand response capabilities this year.

In spaces without a window, building owners could consider pairing window heat pumps with packaged terminal heat pumps, although this increases the amount of construction involved.

NY CONTRACTOR AVAILABILITY

No specialized skills or tools are required for installation. Gradient is actively developing its qualified installer network, conducting trainings with contractors who would like to learn how to install and service Gradient equipment. Gradient will also train building maintenance staff on installation procedures and routine maintenance. See Gradient's [installation manual](#) for more info.

OTHER SCREENING CRITERIA

Gradient currently works directly with building owners to retrofit central heating and cooling systems with their window heat pumps. Eventually, Gradient heat pumps will be available in more traditional direct to consumer channels (i.e., Home Depot, Lowes, Costco, etc.).

Example Installations

INSTALLED BY

New York City Housing Authority, Boston Housing Authority; Lynn Housing Authority; Providence Public Housing Authority

CASE STUDIES

Boston is piloting window heat pumps in affordable housing.

Gradient Case Study

Resident Experience

DURING INSTALLATION

System takes about 30 minutes to an hour to install. Installation does not require any drilling or permanent alterations. This significantly reduces tenant disruption given the short installation time.

POST INSTALLATION

There are multiple ways for a tenant to use their Gradient heat pump. The onboard user interface (UI) allows users to change set point, mode, and fan speed directly on the unit. The unit also comes with a remote and an app. The app allows users to control the unit remotely and set schedules.

Financing

UPFRONT COSTS

Gradient systems have an MSRP of \$3,500, with bulk pricing available based on order volume and timing.

ONGOING COSTS

Gradient's warranty includes 1-year parts & labor limited warranty: free repair or replacement of defective parts, including labor, through an authorized technician; Additional 4-year parts-only limited warranty: years 2-5 include free replacement of defective parts (labor not included)

Post-warranty costs: users should expect costs for filter replacements and routine maintenance.

NY INCENTIVES/FINANCING RESOURCES

- NYSERDA PON 6037
- CPC Climate Friendly Homes
- Clean Energy Investment Tax Credit

PAYBACK PERIOD

Payback periods depends on existing heating and cooling systems when estimating cost savings, and also on labor costs when determining O&M expenses. For example, Gradient window heat pumps are 4x more efficient than electric resistance heat and the New York City Housing Authority reduced its monthly bill by 60%.

Operations, Management, and Maintenance

OPERATIONS AND MAINTENANCE REQUIREMENTS

Similar to most other HVAC units, the heat pump has an indoor air filter that must be cleaned periodically. The heat pump also has a condensate filter that requires periodic cleaning. Cleaning in both cases must be done following the instructions in the manual.

EASE OF OPERATIONS

Like other heat pump systems, the Gradient Window Heat Pump involves a modest learning curve for residents. Gradient recommends a “set it and forget it” approach, consistent with best practices for heat pump operation. Early deployment data suggests some residents continue to use the system like a traditional window AC, turning it off or unplugging it when leaving the room, which reduces efficiency. Gradient is expanding tenant education efforts to encourage more effective, energy-efficient usage.

For building management, training and adoption are relatively straightforward. Installation is simple, typically completed in under an hour, and routine maintenance takes about 10 minutes per unit. Staff at early deployment sites have reported spending significantly less time on maintenance compared to legacy systems such as steam radiators.

SERVICE SUPPORT

Gradient trains technicians to maintain systems; maintenance is similar to mini-split maintenance.

Units come with a 5-year standard warranty: first year covers parts and labor, and the following four years cover parts. Additional repairs can be done by a qualified Gradient technician.

DATA + PERFORMANCE

Gradient’s Nexus platform is a building wide fleet management tool for multifamily owners and operators, housing authorities, campuses, and organizations; features include:

- Smart Set Point Guardrails
- Personalized Tenant Comfort
- Lower Downtime with Proactive Maintenance Weather & Usage based Load Forecasting
- Demand Response Integration

REFRIGERANT MANAGEMENT

Factory-sealed low GWP R-32 refrigerant design reduces leakage by 89-95%, unlike traditional HVAC systems.

FUTURE PROOFING

Gradient’s window heat pump enhances building resilience by enabling a transition to fully electric heating and cooling, helping mitigate climate impacts. Its design supports more flexible energy use, allowing buildings to better adapt to changing grid conditions and increasing electrification. As the grid evolves, this flexibility becomes critical. Nexus, Gradient’s building management platform, builds on this by enabling demand response, helping shift energy use away from peak periods and further protecting residents from grid strain and outages.

SPECIFICATIONS

UL 60335-1; UL 60335-2-40; DOE CFR; ENERGY STAR Version 5.0; ENERGY STAR Most Efficient 2025; CEE Advanced Tier Certification

Technical Specs



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Related Solutions



Window Heat Pump



sensible

Window Unit Heat Pump



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Improve my building envelope (facade, windows, insulation etc)

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Select an approach to improve your envelope

Insulate my building or unit



Seal or upgrade my windows



Make my HVAC vents more efficient



Upgrade my building facade and integrate heat pumps/PTACS



Achieve NYC local law 11 compliance (facade safety)







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SEE ALL SOLUTIONS

Explore solutions to insulate your building or unit



Prefabricated Exterior Panel System

High-performance, light-gauge steel-framed wall panel installed on the building exterior delivering improved facades and thermal insulation.



Duct and Envelope Sealing

Automated air sealing for ventilation ducts, windows, and building envelopes



Cellulose Insulation

Carbon negative cellulose insulation for attics, walls, and floors



Minimally Disruptive Insulation

Pinhole Insulation using a closed cell polyurethane injection foam with a Class A fire rating and without hazardous particulates.





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BUILDING ENVELOPE MATERIALS

Minimally Disruptive Insulation

Pinhole Insulation using a closed cell polyurethane injection foam with a Class A fire rating and without hazardous particulates.



DESCRIPTION

Building Envelope Materials' **Pinhole Insulation** is a minimally invasive retrofit insulation system for large multifamily buildings. The system works by injecting closed cell polyurethane foam through a 1/4" hole, allowing for envelope upgrades in a matter of hours and without resident

KEY DIFFERENTIATORS

- **Minimally disruptive, quick installation** - Pinhole Insulation can be installed in 2-3 hours per apartment, without relocating tenants.
- **Compatible across building typologies** - It can be installed in virtually any size or type of

DESCRIPTION

Building Envelope Materials' **Pinhole Insulation** is a minimally invasive retrofit insulation system for large multifamily buildings. The system works by injecting closed cell polyurethane foam through a 1/4" hole, allowing for envelope upgrades in a matter of hours and without resident relocation. Once the material is injected, it more than doubles the R-value of any existing wall and completely stops any cold air movement within the wall cavity — reducing thermal energy use by 20 to 30%.

USE CASES

- Upgrade building envelope
- Insulate building/unit
- Reduce cold air infiltration
- Regulate indoor temperature
- Reduce building energy/utility costs

KEY DIFFERENTIATORS

- **Minimally disruptive, quick installation** - Pinhole Insulation can be installed in 2-3 hours per apartment, without relocating tenants.
- **Compatible across building typologies** - It can be installed in virtually any size or type of building, including large masonry exterior buildings that would not be accessible to dense-pack cellulose.
- **Non-hazardous, fire-safe** - Pinhole Insulation delivers on air quality safety (no hazardous particulates generated) and fire safety (Class A fire rated material).
- **Low Global Warming Potential** - The foam has a global warming potential over 1,000 times lower than older conventional polyurethane insulating foams.

COST SAVINGS

Third-party case studies indicate a 20-30% thermal energy reduction resulting in a 10-15% reduction in utility bills.



ABOUT

Building Envelope Materials is on a mission to develop quick, inexpensive, minimally disruptive technologies for reducing the global warming impact of buildings to zero.

bematerials.com

[GET IN TOUCH](#)

Decarbonization Impacts

OPERATIONAL EMISSIONS

Pinhole Insulation reduces the amount of electricity or gas used for heating and cooling by 20-30%, thereby lowering associated GHG emissions.

EMBODIED CARBON

Pinhole Insulation's low-GWP foam has a "carbon payback time" of 7 months or less. GHG emissions are reduced for the rest of the life of the building

Project + Building Compatibility

PROJECT TYPE

Existing building retrofit

ESSENTIAL BUILDING CHARACTERISTICS

Building walls must contain cavities, either standard with fiberglass batt or shallow empty cavities (e.g., strapping over CMU). Works on plaster and lath.

IDEAL BUILDING CHARACTERISTICS

Suitable buildings are typically brick or masonry exterior, built between 1900 and 1980. Elevator service buildings preferred. Installation in plaster and lath may require extra time to accurately identify studs/framing, particularly wire lath.

MINIMUM PROJECT SIZE

5+ units

IDEAL PROJECT SIZE

40+ units

ADDITIONAL CONSIDERATIONS

If the building has single-pane windows, windows should be replaced in order to fully realize savings. Poor HVAC control can significantly affect savings.

NY CONTRACTOR AVAILABILITY

Connect with Building Envelope Materials to learn more about contractor availability.

OTHER SCREENING CRITERIA

Pre-qualification site visit by BEM or a BEM-licensed contractor is preferred.

Example Installations

INSTALLED BY

Boston Housing Authority; Akelius, Paths/Renewall, POAH; Winn Corporation; CT Realty Trust; Springfield Housing Authority; Hudson Housing Authority; Waltham Housing Authority; Acushnet Housing Authority; Revere Housing Authority; Somerville Community Development Corp; DOE Building America and Massachusetts Clean Energy Center (research grants); University of CT, University of MA, and University of ME (research collaborations)

CASE STUDIES

[BEM Case Studies](#)

Resident Experience

DURING INSTALLATION

Pinhole Insulation can be installed without relocating residents. Typical total installation time per apartment is 2-3 hours, depending on apartment size. Small holes drilled for installation are filled with color-matched patching spackle. Building Envelope Materials cleans up and returns the space to its original condition.

POST INSTALLATION

A tight building envelope improves occupant comfort through better temperature, moisture, and noise regulation and improves indoor air quality.

Financing

UPFRONT COSTS

Incentive coverage varies by state and locale. In many locales, incentives cover 70-100% of the cost. Upstate incentives are higher.

PAYBACK PERIOD

Dependent on incentives received.

NY INCENTIVES/FINANCING RESOURCES

New York State's Affordable Multifamily Energy Efficiency Program

Operations, Management, and Maintenance

OPERATIONS AND MAINTENANCE REQUIREMENTS

No maintenance required once installed.

SERVICE SUPPORT

None required.

SPECIFICATIONS

ASTM E84 (Standard Test Method for Surface Burning Characteristics of Building Materials); NFPA 286 (Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth)

BEM Technical Specs



Related Solutions



Prefabricated Exterior Panel System



Open & Closed Cell Spray Foam Insulation



* These solutions have not yet been part of a Clean Fight program.

SIGN UP FOR UPDATES

BLOG

CAREERS

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PARTNER OF

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DEXTALL

Prefabricated Exterior Panel System

High-performance, light-gauge steel-framed wall panel installed on the building exterior delivering improved facades and thermal insulation.



DESCRIPTION

Dextall's prefabricated **D-Wall panel system** creates an airtight and watertight facade that improves the building envelope's thermal performance, enhancing indoor temperature regulation and reducing energy costs. The high-performance, light-gauge steel-framed wall panel comes

COST SAVINGS

Dextall anticipates an overall reduction in utility output due to the building envelope's increased thermal performance. One recent project realized a 54% reduction in site energy use.

WRAP UP + WHAT'S NEXT



THANK YOU!

Please use the QR Code below to access the tool. We welcome your feedback.

