

# ENERGY INNOVATION PROJECT

## Preserving 166 Units of Affordable Housing in Philadelphia, PA

*bringing energy efficiency and consumer education to affordable housing*



Columbus Property Management and Development, Inc., (CPM), won a \$3 Million grant from the U.S. Department of Housing and Urban Development's (HUD) Energy Innovation Fund (EIF) to bring energy innovation and cost savings to affordable housing residents in North, West, South and Northeast Philadelphia.

**REDUCING ENERGY CONSUMPTION.** 166 units of affordable housing will receive energy efficiency upgrades and capital improvements designed to significantly cut energy expenditures and reduce energy costs by 20%.

**IMPROVING QUALITY OF LIFE.** Virtually all of the tenants living in these apartments are low-income individuals. Many of these individuals are also living with special needs, such as a mental health diagnosis or a physical disability. CPM is committed to providing safe, quality, affordable housing for the most vulnerable individuals in our region and green building practices are an essential part of CPM's approach. This is born out of a commitment to quality building practices and a concern for the environment. Just as importantly, this is an economic and social justice issue for CPM's tenants, many of whom typically would not have access to high quality, energy efficient homes.

**GROUNDBREAKING RESEARCH.** The energy display devices are an innovative method for reducing tenant energy bills for the low-income multi-family housing sector - a population not yet studied with regard to the effectiveness of energy display devices. This research demonstration will help determine whether a greater understanding of the relationship between energy consumption and cost savings, communicated with real-time information, will promote a more efficient use of energy and greater cost savings for low-income households.

### THE GRANT

\$3 Million

from the U.S. Department of Housing and Urban Development's (HUD) Energy Innovation Fund (EIF)

### THE GOAL

Increase Energy Awareness, and Reduce Energy Costs by 20%

### THE MODEL

166 Households. Data-driven Research.

- Collect energy consumption data on all units, both before and after rehab.
- 166 units receive energy efficiency upgrades and capital improvements.
- Half (83) of the units receive energy display devices (small units that display real-time utility consumption).
- Tenants participate in a energy awareness program designed to lower energy consumption.
- Analyze energy usage data to determine whether the presence of an energy display device and energy education encourages a reduction in energy consumption.

### THE FUTURE

Green Affordable Housing

This grant will help CPM develop a model for reducing energy consumption in multi-family housing that can be replicated nationally and will result in savings for both tenants and property owners.

### INNOVATIVE FUNDING

Preserving Affordability for 30 Years

HUD funding through the EIF program will support CPM's work to apply efficiency upgrades across each unit in support of energy innovations designed to reduce energy consumption.

The overall \$19.5 M rehabilitation will be supported with 4% tax exempt financing with Low Income Housing Tax Credits, ensuring the affordability of the units for the next thirty years.



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