

SHOWCASE PROJECT: MALONEY PROPERTIES: RILEY HOUSE

SOLUTION OVERVIEW

Maloney Properties' Riley House is an affordable housing development for seniors 62 and over located in Hyde Park, Boston, Massachusetts.

Originally serving as a convent for the Most Precious Blood Parish, the building was constructed in 1900 and closed in the early 1990s, remaining vacant for over 10 years thereafter. The Planning Office for Urban Affairs (POUA), a non-profit housing developer affiliated with the Roman Catholic Archdiocese of Boston, acquired the building from the Archdiocese 2003 as part of their housing development and neighborhood revitalization project. The retrofitted building was combined with a newly constructed building that added 40 one-bedroom units in addition to community spaces and a private courtyard to the property. Named after Bishop Colin Riley, pastor of Most Precious Blood Parish for 25 years, the redeveloped site was reopened in 2005, at which point POUA contracted with Maloney Properties for property management services at the site. Today, Riley House provides multiple recreational and wellness activities for its residents while being centrally located near a shopping center, public transportation, and many small shops and restaurants in Cleary Square.

SECTOR TYPE

Multifamily

LOCATION

Boston, Massachusetts

PROJECT SIZE

46,834 square feet

FINANCIAL OVERVIEW

\$270,657 Project Cost

SOLUTIONS

Riley House received several energy upgrades through the Low-Income Energy Affordability Network (LEAN) Program funded by the Massachusetts Energy Efficiency Program Administrators. The energy upgrades implemented by Maloney Properties were part of a companywide measure to identify and implement projects that would utilize LEAN's funding at no cost to the owner, in part using the program's own cost-benefit analysis tool. Projects in 2014 and 2020 were managed by Paradigm Energy Services, who led energy upgrade projects from start to finish.

Energy upgrades at Riley House were completed with LEAN funding over the course of several

years, starting in 2014 with 325 light fixture replacements. In 2016, two aging heat boilers and a domestic hot water heater were replaced with High Efficiency Condensing Boilers and heat circulators. Lastly, in 2020 Maloney replaced a DHW re-circulator and completed a second lighting upgrade which included an additional 78 lighting fixtures and retrofits. To date, Riley House has saved 43,873 BTUs of total energy per square foot with a total cost savings of \$102,406 over 7 years (2013 – 2020).

Specific Project Details:

- 2014: replaced 325 light fixtures valued at \$87,855 and funded by LEAN.
- 2016: replaced boilers and DHW heater with 2 Firetube boilers and 1 Armor DHW heater valued at \$110,450 and funded by LEAN.
- 2020: completion date of installed heat circulators and DHW re-circulator valued at \$57,780, funded by LEAN via ABCD (Action for Boston Community Development). ABCD coordinates the LEAN program for low-income multifamily housing grants, specifically for energy efficiency upgrades. New non-emergency lighting project, valued at \$14,572 and funded by LEAN, also completed in 2020.

OTHER BENEFITS

After all measures were implemented over a six year period, the energy upgrades at Riley House have increased its ENERGY STAR Score by 46 points and decreased its site energy use intensity (EUI) by over 25%, bringing the property closer to its compliance goals with BERDO. Replacing older lighting with LEDs reduced maintenance and bulb replacement costs. The newer heating system led to fewer malfunctions of the older equipment.

Annual Energy Use

(Source EUI)

Baseline(2013)



Actual(2021)



Energy Savings

34%

Annual Energy Cost

Baseline(2013)



Cost Savings

\$5,033/year



Riley House Original Building



Newly constructed addition