



SHOWCASE PROJECT: ACTION-HOUSING: MCKEESPORT DOWNTOWN HOUSING

SOLUTION OVERVIEW

The McKeesport YMCA was constructed in 1922 with both housing and athletic facilities. When the YMCA decided to close the facility, ACTION-Housing stepped in to acquire the historic structure solely for residential use. Low Income Housing Tax Credits were secured in 2012 and a renovation was completed at the end of 2013. Eighty-four units of housing for individuals at risk of homelessness, including shelter, bridge and single room occupancy (SRO) units now exist.

ACTION-Housing stepped in to save the project to avoid a significant loss of housing for people at risk of being homeless. Some of the people in the building have made this their long-term housing choice, and others have simply exhausted other options. Many residents have long-term issues with chronic homelessness, mental illness, and chronic substance abuse. Typically about 15% of the facility's residents are veterans.

SECTOR TYPE

Multifamily

LOCATION

McKeesport, Pennsylvania

PROJECT SIZE

68,000 Square Feet

FINANCIAL OVERVIEW

Project Cost \$10,400,000

SOLUTIONS

Based on a study of historic consumption data, energy audits and energy modeling ACTION-Housing designed a renovation that would lead to high efficiency and very low operating costs. Included are a geothermal heating system, ENERGY STAR[®] certified appliances, a high-performance building envelope, triple pane windows, and water saving fixtures. The high-performance building envelope greatly reduces the heating and cooling loads for the building.

OTHER BENEFITS

The renovation included: expansion of unit sizes by 50%; addition of 14 Bridge units; and addition of

7 kitchenettes, a dozen private bathrooms, a laundry room, a community room, and a bed bug eradication room. Air conditioning was added throughout. The building is now fully ADA compliant, residents enjoy greater year round comfort and the owners a more affordable building.

Annual Energy Use

(Source EUI)

Baseline(2012)
70 kBtu/sq. ft.

Expected(2015)
38 kBtu/sq. ft.

Actual()
Coming soon

Energy Savings

46%

Annual Energy Cost

Baseline(2012)
\$61,000

Expected(2015)
\$37,000

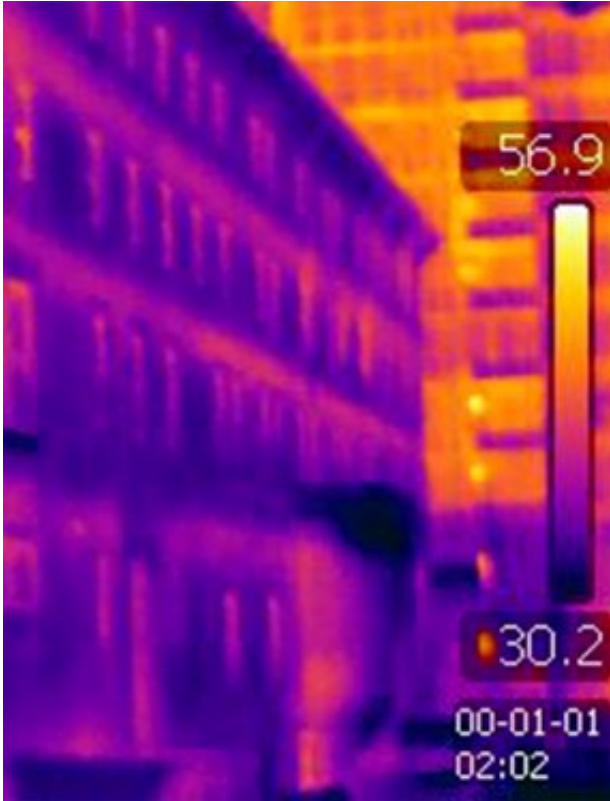
Actual()
Coming soon

Cost Savings

\$24,000



Downtown housing post-renovation



Post-renovation infrared imaging