



## SHOWCASE PROJECT: REACH COMMUNITY DEVELOPMENT CORPORATION: WESTSHORE APARTMENTS

### SOLUTION OVERVIEW

In 2014 REACH Community Development Corporation (REACH CDC) partnered with a new energy financing collective, MPower, to identify buildings that could achieve significant reductions in energy consumption.

Westshore Apartments, built in 1997, is a 113-unit multifamily building, primarily single-room occupancy, with two floors of commercial parking on the ground floor. The property had end-of-useful-life issues, including an original roof needing replacement, as well as needed insulation and lighting upgrades.

### SECTOR TYPE

Multifamily

### LOCATION

Portland, Oregon

### PROJECT SIZE

49,000 Square Feet

### FINANCIAL OVERVIEW

Project Cost: \$281,000

### SOLUTIONS

REACH committed \$175,628 in project replacement reserve funds as a match to replace the roof. MPower financed the remaining work through a combination of a \$70,000+ HUD Energy Innovation Fund Grant and \$210,000+ in loans sized to match savings benefits from the proposed work

Additionally, when reviewing resident utility data, REACH staff discovered that a subsection of units above the parking garage were paying 30-50 percent more in utility costs than other residents in the building. To address this specific problem, insulation between the garage and residential units was included in the project's scope of work.

### Specific Project Details:

- Replaced the existing make-up air units with energy recovery ventilation loop system

- Replaced roof and added attic insulation
- Replaced garage ceiling insulation
- Replaced common area fixtures and ballasts; installed LED lightbulbs
- Installed lighting occupancy sensors
- Installed trash chute ventilation

## **OTHER BENEFITS**

Resident engagement in energy savings was a priority for REACH CDC. The organization held pre-construction tenant meetings to provide information on the project's purpose and scope, as well as follow-up resident training on reducing utility consumption.

## Annual Energy Use

(Source EUI)

Baseline(2012)



Actual(2016)



## Energy Savings

14%

## Annual Energy Cost

Baseline(2012)



Actual(2016)



## Cost Savings

\$1,500



Westshore Apartments