SHOWCASE PROJECT: WESLEY HOUSING: ST JOSEPH VILLAGE

SOLUTION OVERVIEW
St. Joseph Village is a subsidized retirement community with 89 single-story and garden style units in Dyersburg, Tennessee. Built in the 1980s, the community recently underwent an extensive renovation and modernization that includes multiple energy-efficient measures such as upgrades to outdated lighting fixtures, appliances, windows, and HVAC systems, along with the expansion of on-site amenity offerings, including a new fitness room and computer center.

SECTOR TYPE
Multifamily

LOCATION
Dyersburg, Tennessee

PROJECT SIZE
60,206 square feet

FINANCIAL OVERVIEW
Project Cost $5,000,000

SOLUTIONS
To complete the renovation of St. Joseph Village, Wesley Housing pursued upgrades to the building envelope and replaced existing equipment with energy-efficient fixtures. Windows and doors were air sealed and insulated with energy efficiency products. All dwelling unit and common space appliances were replaced with ENERGY STAR® rated fixtures. LED lighting and lighting controls were installed throughout the property. Energy efficient condensing boilers replaced all electric boilers on site. In-unit, digitally controlled thermostats and self-contained heating and air conditioning systems and heat pumps replaced the property’s HVAC system. Additional utility savings and water savings will be realized from the installation of low-flow toilets, showerheads, and aerators. Wesley Housing has achieved up to 40% improvement on utility bills as a result of the renovation.

All work was completed under a Low-Income Housing Tax Credit and a mortgage restructuring partnership with the Tennessee Housing Development Agency (THDA), CEK Holdings and First Horizon Bank.

The energy upgrade features for the St. Joseph Village project include:

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For more information, visit https://betterbuildingssolutioncenter.energy.gov
• Low-Emissivity (Low-E) argon gas fixed windows
• 95% annual fuel utilization efficiency (AFUE) condensing boilers
• 18 energy efficiency ratio (EER) packaged terminal air conditioners (PTACs)
• 16 seasonal energy efficiency ratio (SEER) heat pumps
• WaterSense low-flow toilets, showers, and aerators

OTHER BENEFITS
This project earned Enterprise Green Communities certification. Additional renovations will improve the community’s resilience, including a 100 kw generator located in the new community building.
## Annual Energy Use

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<td>kBtu/sq. ft.</td>
<td>166</td>
<td>99</td>
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**Energy Savings**

40%

## Annual Energy Cost

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<td>$</td>
<td>116,508</td>
<td>85,429</td>
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**Cost Savings**

$31,079

Overview of St Joseph Village

For more information, visit [https://betterbuildingssolutioncenter.energy.gov/showcase-projects/wesley-housing-st-joseph-village](https://betterbuildingssolutioncenter.energy.gov/showcase-projects/wesley-housing-st-joseph-village)