SHOWCASE PROJECT: RETIREMENT HOUSING FOUNDATION: REDDING HOUSE II

SOLUTION OVERVIEW
Redding House II is a low-income multifamily housing complex of 12 units built in 1987 that provides affordable housing for developmentally disabled adults, operated by the Retirement Housing Foundation (RHF). The property had several deferred maintenance issues and needed upgrades to outdated lighting, hot water heaters, and HVAC equipment.

SECTOR TYPE
Multifamily

LOCATION
Redding, California

PROJECT SIZE
4,000 square feet

FINANCIAL OVERVIEW
Project Cost $10,000

SOLUTIONS
RHF completed retrofits at Redding House II in 2018, with the majority of funds coming from HUD’s Replacement Reserve Funds and the remainder through a grant from the City of Redding Electric Utility.

RHF replaced irregular incandescent and fluorescent lighting in units and building common areas with LED bulbs. To further increase efficiency, RHF installed programmable thermostats with temperature limiting settings in the common areas and restricted access to staff members. These thermostats control temperatures throughout the building. RHF also replaced two older inefficient hot water heaters with new ENERGY STAR® rated models.

OTHER BENEFITS
Resident comfort and quality of life increased as a result of the energy efficiency upgrades, according to feedback received from residents during one of the community’s quarterly meetings.

For more information, visit https://betterbuildingsolutioncenter.energy.gov
Resident safety also improved with the installation of brighter LED outdoor lighting throughout the property.
<table>
<thead>
<tr>
<th>Annual Energy Use (Source EUI)</th>
<th>Annual Energy Cost</th>
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<tbody>
<tr>
<td><strong>Baseline (2014)</strong></td>
<td><strong>Baseline (2014)</strong></td>
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<tr>
<td>76 EUI</td>
<td>$5,333</td>
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<tr>
<td><strong>Actual (2019)</strong></td>
<td><strong>Actual (2019)</strong></td>
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<tr>
<td>54 EUI</td>
<td>$4,008</td>
</tr>
<tr>
<td><strong>Energy Savings</strong></td>
<td><strong>Cost Savings</strong></td>
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<tr>
<td>29%</td>
<td>$1,325</td>
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</tbody>
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Front Entrance to Redding House II

Side View of Pilgrim House II

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