



## 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 The property had several deferred maintenance issues and needed upgrades to outdated lighting, hot water heaters, and HVAC equipment.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 florescent 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.

Resident safety also improved with the installation of brighter LED outdoor lighting throughout the property.

## Annual Energy Use

(Source EUI)

Baseline(2014)  
 76 EUI

Actual(2019)  
 54 EUI

## Energy Savings

29%

## Annual Energy Cost

Baseline(2014)  
 \$5,333

Actual(2019)  
 \$4,008

## Cost Savings

\$1,325



Front Entrance to Redding House II



Side View of Pilgrim House II