



MPower Strategies For Sustainable, Affordable Housing



Getting to Yes

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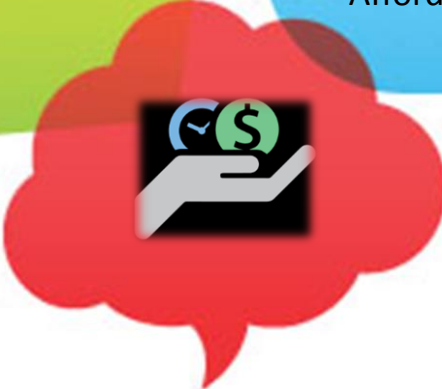


40% of CO2 emissions come from buildings

Apartments = untapped opportunity



Affordable Housing left out



Revenues flat; utility costs keep rising



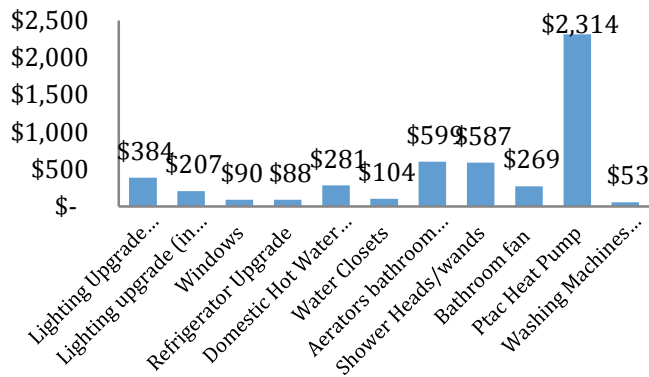
MPower was born as a collaborative solution.



Through incremental changes, MPower is addressing the inequitable impacts of climate change and improving affordability, comfort, and health outcomes in affordable housing.



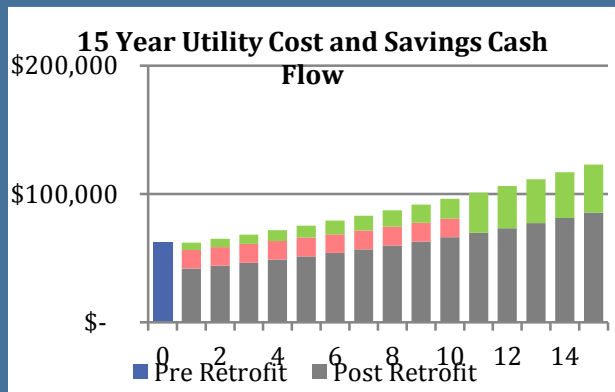
Assessment



Scoping



Bids and Pricing

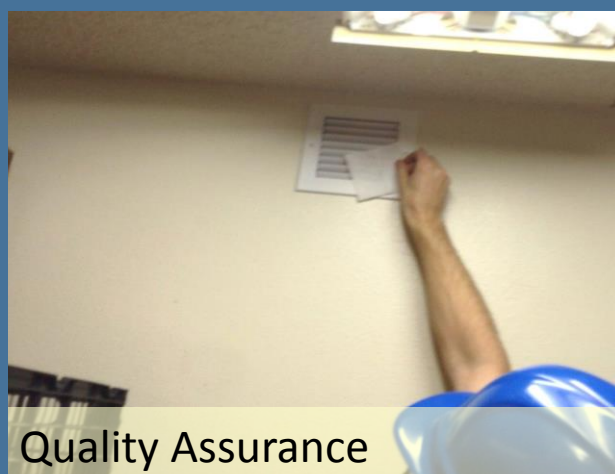


Financial

Full service solutions for efficiency upgrades



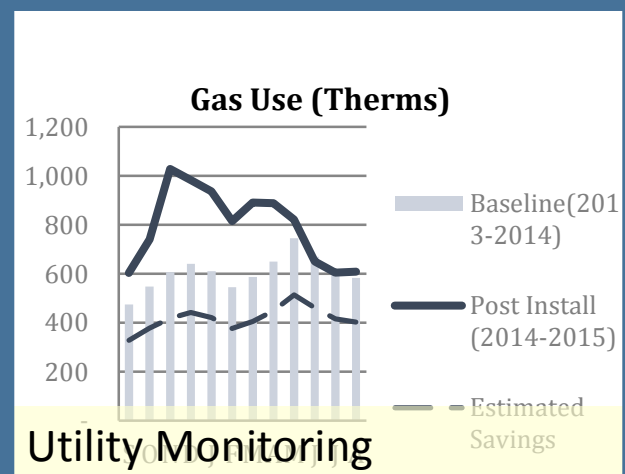
Construction



Quality Assurance



Resident Engagement



Utility Monitoring



2,320 homes upgraded.

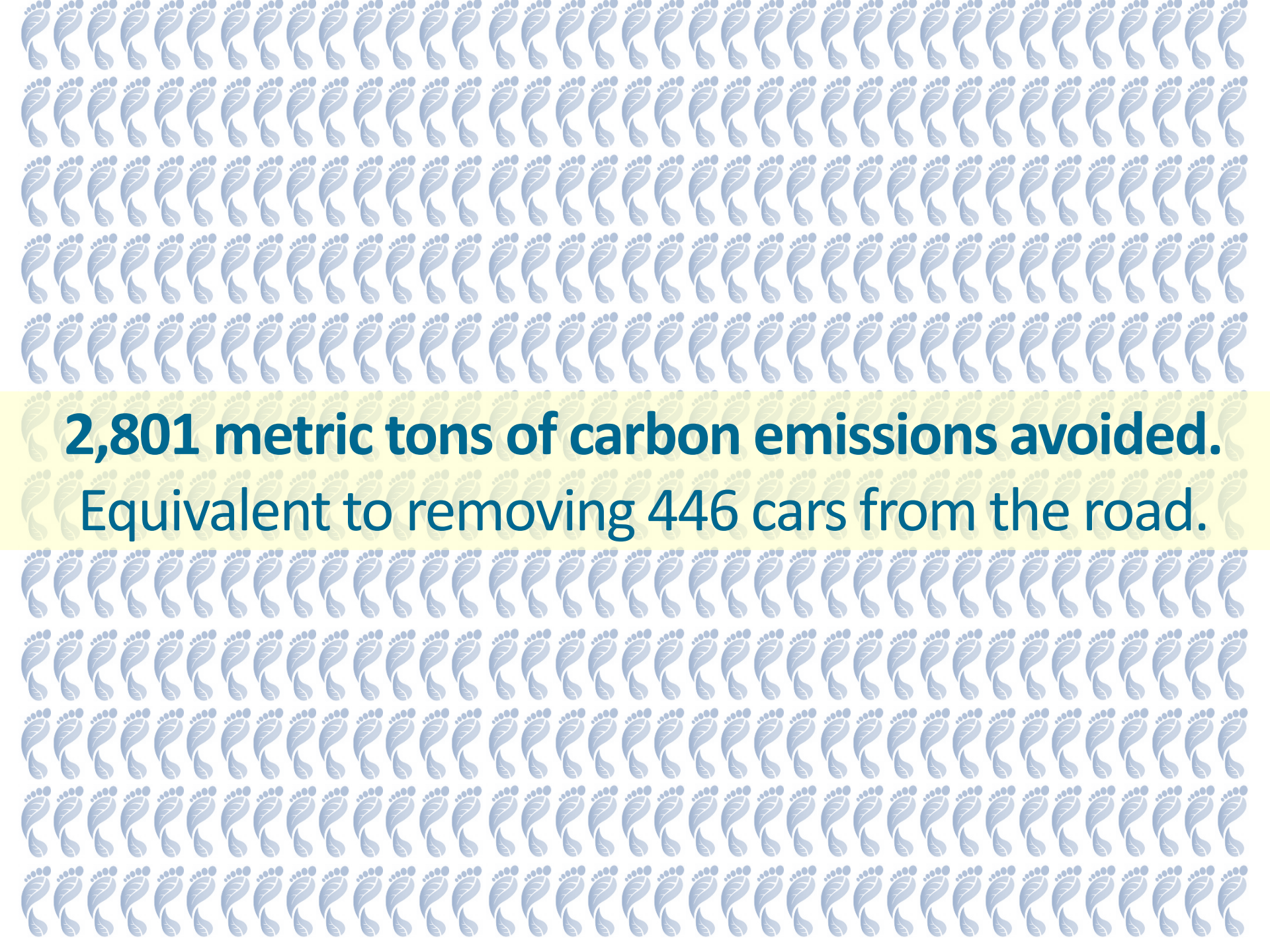


5,346,850 kWh of electricity saved.

Enough to power 473 homes for a year.



13,996,531 gallons of water saved.
Enough to fill 778 swimming pools.



2,801 metric tons of carbon emissions avoided.
Equivalent to removing 446 cars from the road.

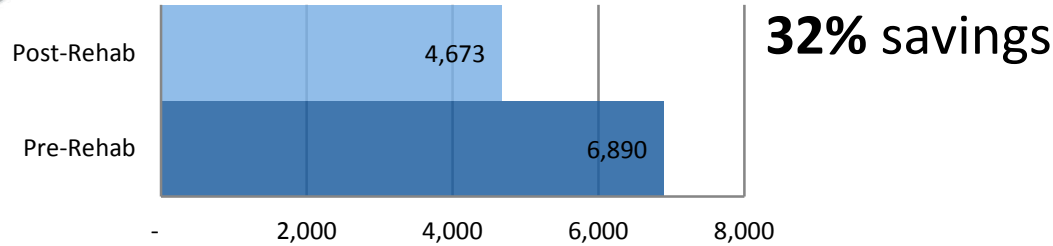
The image features a 10x20 grid of 200 identical icons. Each icon depicts a stylized human figure holding a briefcase in one hand and a wrench in the other, symbolizing a worker or professional. The icons are arranged in a regular pattern. A central portion of the grid, spanning approximately 10 columns and 3 rows, is highlighted with a yellow background. Overlaid on this highlighted area is the text "83 jobs created." in a bold, dark blue font.

83 jobs created.

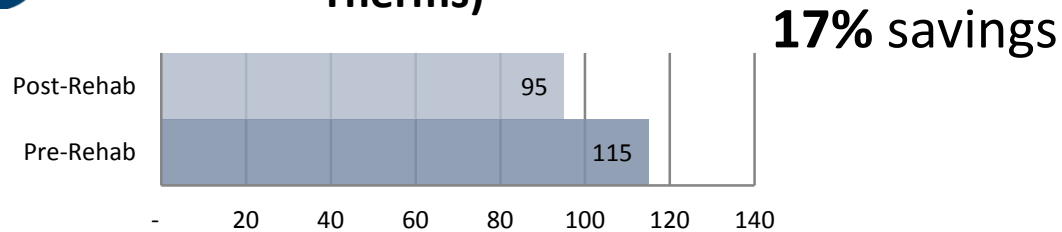
Portfolio Success



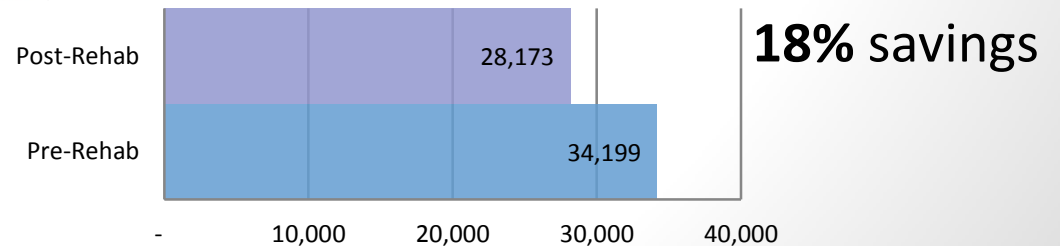
Electric Consumption (kWh)



Gas Consumption (MMBtu Therms)

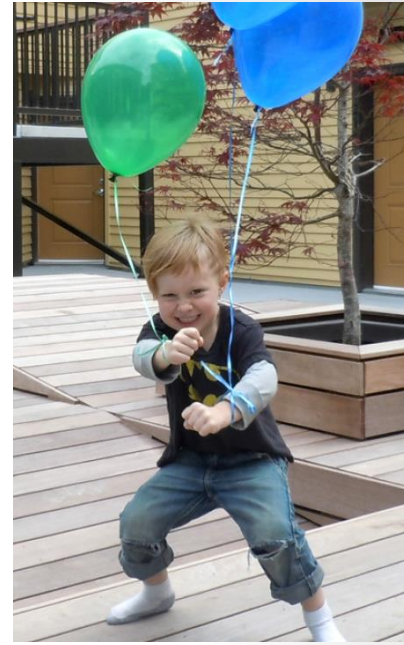


Water Consumption (gallons)



Non Energy Benefits

- Address capital improvement needs
- Reduce tenant turn-over
- Lower maintenance costs
- Resident comfort
- Resident energy cost savings allows more funds for food, childcare, health care expenses etc.
- Improve air quality = healthy homes
- Increase safety



Keys to Success

Capacity

- High touch coordination to manage every step of project evaluation and execution

Confidence

- Understand affordable housing ownership, finance and regulation
- Comprehensive focus on cost effective, sustainable practices
- Reputation as solutions provider

Capital

- Readily available incentives to bring down cost of upgrades
- Low-cost, unsecured loan funds
- Remove duplicative, conflicting or unnecessary barriers to access



HAJC Jade East

Jade East

- Housing Authority of Jackson County
- Grants Pass, OR
- 1972
- 15,800 SF
- Garden style family & senior units
 - 30 units
 - 4 studio
 - 10 one bedroom
 - 8 two bedroom
 - 8 three bedroom
- Upgrades completed in fall of 2014



Jade East

- Baseline Conditions:
 - Baseboard heaters
 - No T-Stats in bedrooms, controls at heater
 - ~50% of units had window AC units
 - Aged hot water heaters, several serving up to 4 units
 - Inefficient common area lighting throughout



Jade East

Financing:

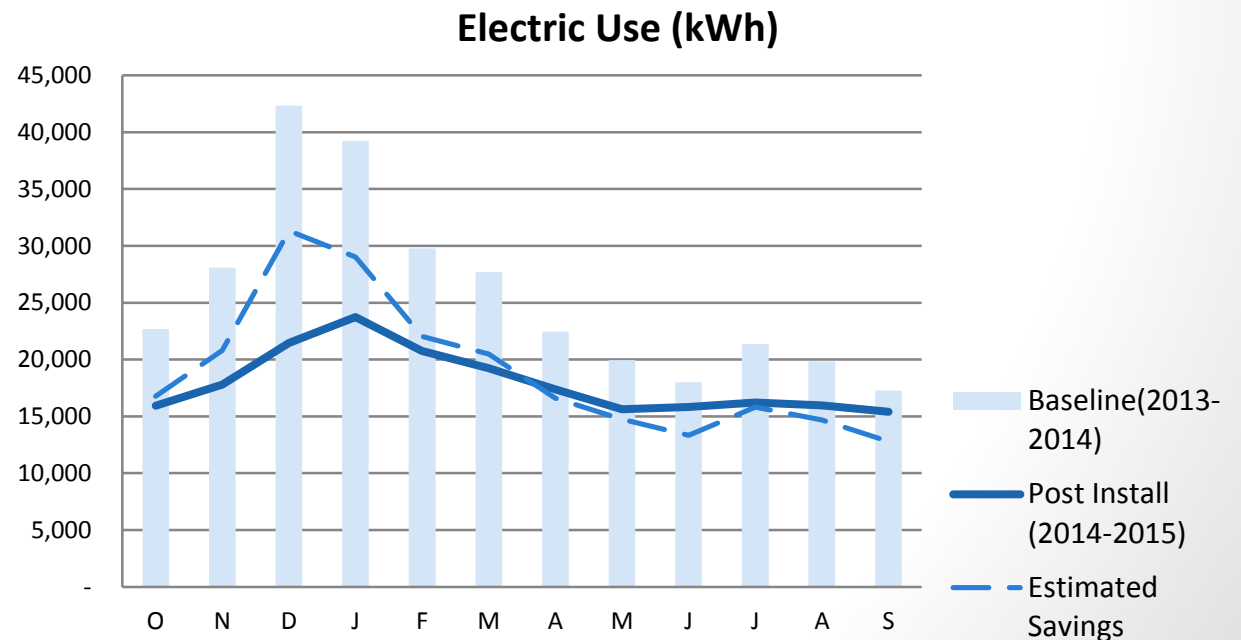
- Owner Investment: \$40,000
- MPower Loan: \$55,491
- Grant/Incentives: \$55,500



Jade East

Monitoring

	Estimated	Actual
Electric Reduction	26%	27%
Annual Utility Savings	\$6,177	\$7,143





Programs in Process

Increasing Impact

- Support new construction
 - Technical assistance
 - Efficiency coordination
- Water efficiency
 - Landscape efficiency
 - Irrigation assessment
 - Maintenance contract review
 - Water submetering
 - Efficiency coordination for existing
 - New construction offering
- Solar
 - Coordination and Financing of PV
 - Community Solar



MPowerOREGON™

Strategies for sustainable affordable housing.

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