



HUD Capital Fund Recovery Competition Category 4 Option 2: 'Creation of Energy Efficient Green Communities'

Scattered Site 'Green Initiative' Moderate Rehabilitation

The Minneapolis Public Housing Authority (MPHA) will implement energy and water savings measures in 733 of its scattered site units located throughout the City of Minneapolis with the goals of improving energy efficiency, reducing energy and water consumption and passing the significant savings on to HUD and ultimately taxpayers.

This project includes MPHA properties from single family homes to multifamily buildings of up to six units.

Funds under this category can be used to:

- Replace major building system components to significantly reduce energy and/or water consumption
- Provide healthy, safe living environments for residents
- Address operations and management of public housing units
- Utilize energy efficient technology

MPHA partnered with Honeywell International to conduct an investment grade audit of its entire inventory, including the 733 units identified in this grant. In addition, MPHA will contract with Honeywell to compile a statistical sampling of units to provide a detailed analysis of how to improve and implement operating efficiencies. This work provides the basis for MPHA's submission to HUD.

MPHA has received \$11.6 million in HUD CFRC funding for this project and is contributing an additional \$1.165 of its Central Office funds to support this effort. These funds will be used to mitigate the findings in the audit and implement the efficiencies identified through the analysis.

Strategies for this initiative include:

- 733 units will receive insulation upgrades around electrical outlets, all building envelopes will be sealed and caulked, new resident lighting retrofits will be installed, new energy efficient stoves, new dual flush toilets, low flow shower heads and new faucet aerators will be added
- 728 units will utilize new 'high limit' thermostats
- 728 refrigerators will be replaced by high efficiency Energy Star rated units
- 562 units will have all new windows installed
- 346 units will have new water heaters
- 206 units will be insulated or receive insulation upgrades
- 140 units will have new furnaces
- 13 units will have new boilers installed

It is estimated that these improvements will save over \$2.6 million per year in energy and consumption related costs.