

This presentation premiered at WaterSmart Innovations

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Low Income; High Performance Getting Affordable housing more efficient – Colorado Springs Utilities- Partnership Profiles

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Recognize this show?

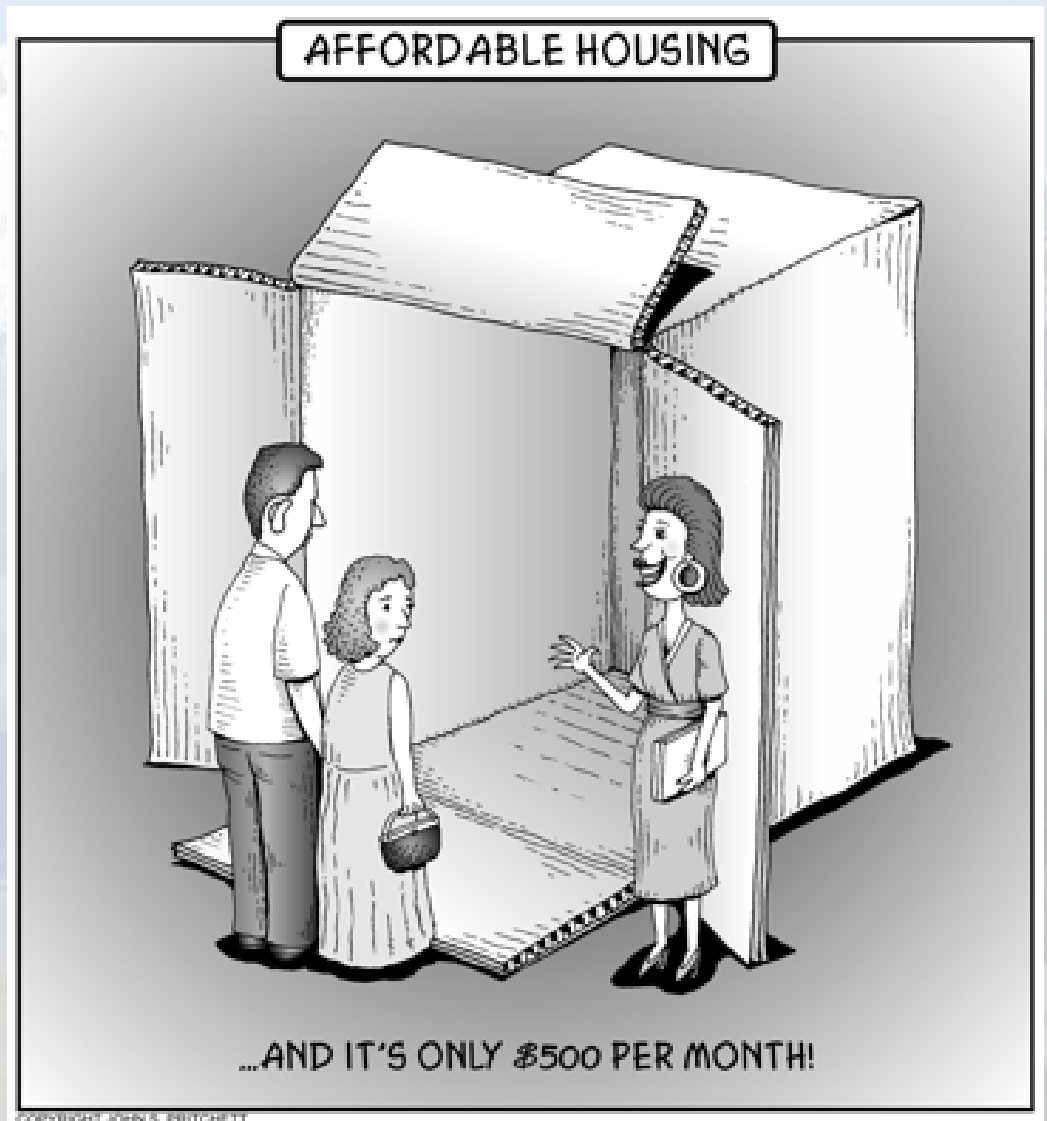


More like this?



Here's your box.

- Glad I've got my cap!





Colorado Springs Utilities
It's how we're all connected

4 Service *Municipally-owned* Utility
Energy – Gas - Water – Wastewater
500,000 People – 1 hour S of Denver
WaterSense Promotional Partner
5 Surrounding Military Installations

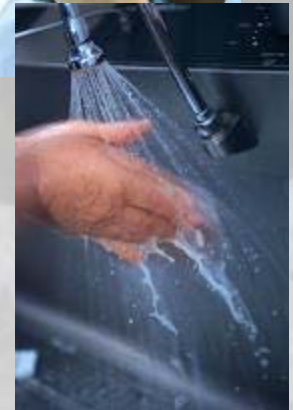


Why offer conservation options?

State of Colorado Approved Water Conservation Plan



- *Use Water Systems Efficiently*
- *Help Customers Optimize Utilities*
 - Annual Water Efficiency Goals
 - Different Efficiency Measures
 - Conservation Programs
 - Indoor Fixture Rebates and Retrofits
 - Outdoor Irrigation Rebates



Available Rebates & Retrofits

- WaterSense/ HET Toilets & Urinals-----→
- SF Residential – Commercial – MF Residential
- Multi-Family Toilet : \$125->\$100->\$75
- 1.28 WaterSense requirement: 300/MW Meter
- WaterSense 1.5 GPM Showerhead Exchange---→
- 0.5 GPM Bathroom Laboratory Faucet Aerators→
- CFLs in bulk
- Complementary energy rebates: windows, HVAC lighting, insulation, appliances, renewables.
- Goal: Better per unit efficiency/move the market.



Existing CSU Efficiency and Utility Customer Support Programs



Project C.O.P.E.: Citizens Option to Provide Energy
(Donations to assist with bill payment)

L.E.A.P.: Low-income Energy Assistance Program
(*Federal* funds to help out)

H.E.A.P.: Home Energy Efficiency Program –*CSU*
DSM and Energy Resource Center (non-profit)



Low Income Housing Providers & CSU Community Partners



Local Non-Profits

- Salvation Army: Housing & Homeless Shelters
- Partners in Housing – Shelter/Low Income
- Greccio Housing – Family Housing
- Urban Peak – Homeless Youth



Additional Housing Agencies

- Social Services/Safe Harbor/Religious/Rehab
- Colorado Springs Housing Authority (Federal)
- Colorado Springs Housing Division (City)
- Multi-Family, Single Family, Senior Housing



Private Sector Housing

- HUD & Section 8 Vouchers
- At or below Market Rates
- Other tax subsidies (LIHTC)
- Unsafe or dangerous areas
- Unscrupulous people or slum lords
- Challenging tenant skills or language barriers
- Result: Demand for quality affordable housing exceeds supply

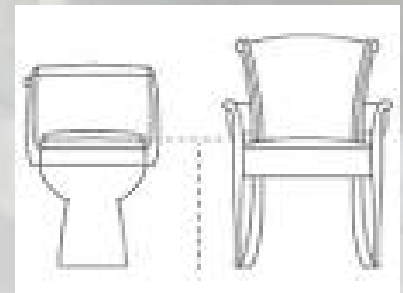
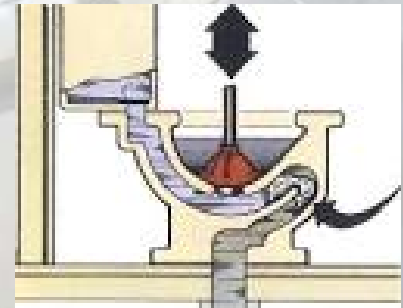


Low income is often old housing



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- Inefficient water /energy use
 - Leaky /Unmaintained/Uncomfortable
 - Poor Performing – Don't work well!
 - Aged/Ugly/Outdated/Unsafe
 - Non-ADA /Comfort Height
 - \$\$\$! More expensive utilities for people that can't afford them!
- Can we help them?.....
- ***Limited/no history of rebate use....***



Timing...

- 2010.....Great Recession
- Layoffs & Reduced wages
- Changing work atmosphere-Less primary jobs.
- COS: Changing Economy->\$\$\$\$→\$\$
- Large Military presence
 - Transient population, limited investment, old houses
- Federal program cutbacks – *budget cutbacks*
- Reduced giving to non-profits
- Status: *Less funds, even more needs...what to do?*

Focused effort on low-income housing: Help us help you!



- CSU maximizes utility support programs! \$ \$ \$ \$
- CSU gains valued partners in rebate projects
- Non-Profits/Providers improve their facilities
- Limited donations/grants/funds *go further*
- Living conditions improved for frictional society
 - Improved sense of self, stability, less turnover, happier
- Non-profits demonstrate stewardship of funds, facilities, and staff through efficiency partnerships.
- Municipal utility demonstrates goodwill & value

Lets get it started...



- Education – Who What Where When How
- Rebates-Process-Products-Payback-People! 3T!
 - A. WaterSense Toilet rebates
 - B. WaterSense Showerhead retrofits
 - C. 0.5 GPM Lavatory Faucet Aerators –
- Free CFLs from energy team
- Recycle the old fixtures into road base! (cost savings by reduced disposal fees!)



GASAN
GIVE A SHIT ABOUT NATURE

Important Considerations



- Dealing with Humans – Very Important!
- Changing Focus: Efficiency as *profit center*
- All upgrades address, *cost*, *aesthetics*, & *efficiency*
- Broken and older? Replace, don't repair.
- Purchase most efficient possible. *1.28 not 1.6!*
- Overcome historical objections → WaterSense
- High Efficiency....not Low Flo!



Use Pilot Projects!

- Try it out, get comfortable
- Ask staff to utilize HE products.
- Use map-testing.com information
- Line up financing:
 - Grants, Sponsorship-(board members, etc)
 - Loans, Cash flow
 - Matching gifts
 - ESPC- E.g.: iCast/Resource non-profits
 - Tax Credits, Others



Highlight



GOALS:

Preserve historic structures

Preserve and Expand housing opportunities

Maximize investment values

Raise parity of efficiency with other practices

Implement portfolio-wide energy and water efficiencies

Utilize available tools, like *utility rebates*.



Results: Greccio Housing

- **Uintah Park and Terrace**
- **36 Units**
- **Purchase Price: \$1,176,000**
- *Major Projects: \$335,000*
- Energy efficient boiler replacement
- Roof replacement
- New cabinets, flooring, countertops
- CCTV security system
- New energy efficient windows
- *Xeriscaping*
- *New bathroom fixtures/showers*
- *Low-flow toilets and shower heads*

Woodbine Apartments

36 Units

Purchase Price: \$1,080,000

Major Projects: \$425,000

Significant exterior renovation

New cabinets, flooring, countertops

CCTV security system

New energy efficient windows

New bathroom fixtures/showers

New Playground

Xeriscaping

Low-flow toilets and shower heads

Results: Greccio Housing

- **Plaza on Platte**
- **32 Units**
- **Purchase Price: \$804,000**
- *Major Projects: \$425,500*
- New HVAC
- New Kitchens
- Community Center updates
- Community Gardens
- Outdoor Exercise Park
- **Xeriscaping**
- **Water saving toilets**
- **Low flow shower heads**

Kittyhawk

28 Units

Rehab Budget: \$93,768

CCTV security system

Energy efficient boiler replacement

Railing replacement

Stove top fire suppressors

Water-saving toilets

Low-flow shower heads

Results: Greccio Housing

- **Enfield**
- **48 Units**
- **\$70,704**
- **Energy efficient double boiler replacement**
- **Steel security doors**
- **Hardwire smoke/CO alarms**
- **Stove top fire suppressors**
- ***Water-saving toilets***
- ***Low-flow shower heads***

Clark Mellon

10 Units

\$61,568

Energy efficient windows

95% efficient furnaces

Front/rear storm doors

Stove -top fire suppressors

Water-saving toilets

Low-flow shower heads

Greccio Housing:

- We own or manage 22 properties with 487 individual apartments in Colorado Springs and in the last 2 years we have done efficiency upgrades to 9 of our properties which includes a total of 210 units. This is 43% of our inventory.
- Changes have included toilets, shower heads, faucets, lights, heaters, boilers and the addition of insulation.
- *“These changes contribute to enhanced use, safer surroundings, and improved productivity, allowing us to serve more of those in need” –*
 - Kelly Jackson, Development Director

COS Housing Authority

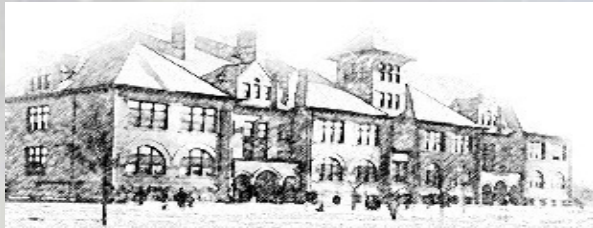


Delivered WaterSense Showerheads for all units.

Restroom replacement at 2 properties.

Low-income & Senior Housing Provider

*"Thanks for the help with the toilets at **Centennial Plaza and Franklin Square**. With your programs help we were able to install a total of **131** **toilets we would not have been able to replace on our own**. Not only has this helped with funding it has cut down on water usage at these two buildings, which is great for our utility bills. **We also have seen a decline in maintenance calls for service**. Thanks again for you partnership and I look forward to working with you in the future."*



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P.O. Box 1575, MC 1490
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Franklin Square Senior Housing



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Centennial Plaza

- Low Income
- Fixed Income
- Handicapped
- Additional measures underway



Partners in Housing



- All multi-family properties have been refitted.
- 35 Unit Colorado House Transitional Housing upgraded
- 35 "scattered-site" units - single family homes, townhomes, and apartments located throughout the Colorado Springs community
- Communicating utility responsibility to Partners (tenants)
- Communicating investments to board/donors/supporters

Pikes Peak Towers – Oddfellows Hall

- 188 WaterSense Toilets & Showerheads
- Senior Housing
- Irrigation Upgrades
- Energy Improvements underway

Salvation Army:

- Water Savings Project at multiple facilities:
- 19 Restroom fixtures replaced and recycled
- Annual savings: 213,000 gallons for \$1,700
- Rebates reduce Payback : 2.6→1.4 Years.
- 30+ WaterSense showerheads installed
- 0.5 GPM Aerators
- WaterSense Pre-Rinse Spray Valve in kitchen
- *“Salvation Army will be able to apply those savings sooner to human services programs ... such as the ...homeless shelter and Fresh start apartments that serve single parents, and Red Shield afterschool programs.”*



Results: Empowered Partners and High Value water savings



Thank you!
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