This presentation premiered at WaterSmart Innovations

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

Frank Kinder
Sr. Conservation Specialist
Colorado Springs Utilities
T-1410 October 9th
Recognize this show?
More like this?
Here’s your box.

• Glad I’ve got my cap!
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 Lavoratory Faucet Aerators
greater than
• 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)
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

- 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- Aged/Ugly/Outdated/Unsafe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->$\Rightarrow$ $$$
• 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!)
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 \( \rightarrow \) 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
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
<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
<th>Purchase Price:</th>
<th>Major Projects:</th>
<th>Major Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plaza on Platte</strong></td>
<td>32 Units</td>
<td>$804,000</td>
<td>$425,500</td>
<td></td>
</tr>
<tr>
<td><strong>Kittyhawk</strong></td>
<td>28 Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rehab Budget:</strong></td>
<td></td>
<td></td>
<td></td>
<td>$93,768</td>
</tr>
<tr>
<td>CCTV security system</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Energy efficient boiler replacement</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Railing replacement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Stove top fire suppressors</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Water-saving toilets</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Low-flow shower heads</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- New HVAC
- New Kitchens
- Community Center updates
- Community Gardens
- Outdoor Exercise Park
- Xeriscaping
- 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
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.”
Franklin Square Senior Housing
Centennial Plaza

• Low Income
• Fixed Income
• Handicapped
• Additional measures underway
• 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

- Inception: Inefficient low-income housing
- Education, Motivation, Facilitation
- Comprehensive Upgrades with Housing Providers
- Proactive Win-Win projects that influence additional MF Private Sector projects
- Excellent examples of High Efficiency Retrofits
- Improved living conditions for rentals and frictional society
- Synergistic Water and Financial Savings
- New Advocates for Energy and Water Efficiency
- Demonstrative Community Care and Goodwill
Thank you!
Frank Kinder
Colorado Springs Utilities
FKINDER@CSU.ORG   719.668.3818