

Income-Eligible Multi-Family Program

Case Study: Posada Del Sol



Program Overview

The KCP&L and Spire Income-Eligible Multi-Family program gives residents of income-qualified and affordable housing access to improved energy efficiency by encouraging properties to make upgrades to common areas and tenant units. Eligible properties that participate can make affordable (and sometimes zero cost) energy efficiency improvements that lower costs, increase comfort and safety, reduce maintenance, enhance aesthetic appeal and improve tenant satisfaction.

Opportunity

Posada Del Sol is an affordable, HUD-subsidized apartment building that provides housing for adults age 62 and older, as well as mobility-disabled adults of any age. The 36-year-old property faced a number of challenges including poorly lit stairwells and parking lots, units with inefficient showerheads and faucets, and an outdated central boiler system that circulated hot or chilled water continuously rather than on demand. The original lighting included a mix of 32W T8 fluorescent lamps and high-pressure sodium lamps. Because of inefficient equipment throughout the property, Posada Del Sol was losing money to energy waste.

Upgrades

Upgrades at Posada Del Sol included direct install products as well as lighting retrofits for additional cost savings. Contractors installed energy-saving products, including LED bulbs, faucet aerators in the kitchens and bathrooms, efficient-flow showerheads and smart power strips, in each apartment.

The project also included replacing T8 and incandescent bulbs indoors and exterior wall packs with ENERGY STAR® and DesignLights Consortium-rated LED retrofits and wall packs. "Tenants have noticed the lights are brighter and produce a cleaner light," said Warren Adams-Leavitt, manager of Westside Housing, Posada Del Sol's property management company.

Benefits

Lower energy use and costs are great reasons to participate in the program, Adams-Leavitt said. Plus, he added, "We've had three projects this year in which the rebates covered 100% of the cost. That means we're making upgrades to lighting and boiler systems, thereby enhancing the value of the property for free. I don't know why anyone wouldn't want to participate in this program."



Upgrades and Results

Project: Interior & Exterior Lighting

Property: Posada Del Sol,
1735 Summit St.,
Kansas City, MO 64108

Building: 6 Stories, 61 Units

Project Cost: \$8,300

Rebate Value: \$8,300

Cost After Rebate: \$0

Before kWh Use: 44,992 kWh

New kWh Use: 15,237 kWh

Savings: 29,685 kWh

Annual Cost Savings: \$3,940

**Percent Reduction End Use
Energy:** 66%



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