

Weinberg Commons: Building Energy Savings into Affordable Housing March, 21 2016





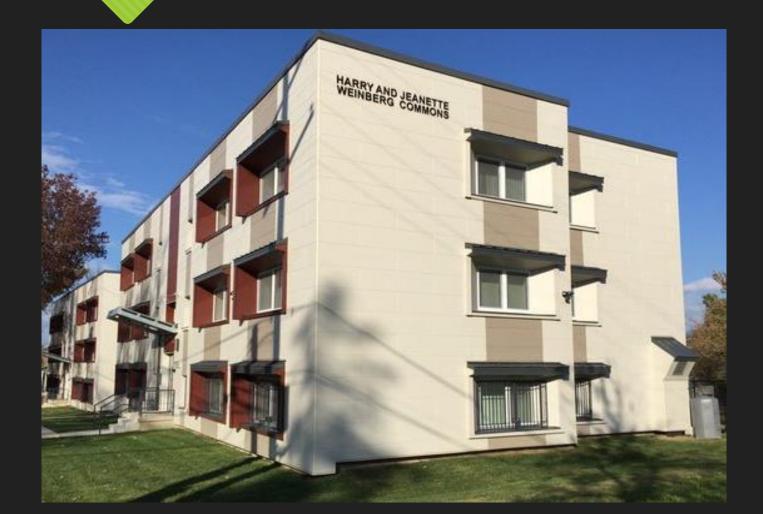
Transitional Housing Corporation

THC Affordable Housing, Inc.

Project Overview

The Harry and Jeanette Weinberg Commons is an innovative community that combines state-of the-art energy performance features with affordable rents and supportive services for lowincome and formerly homeless families











Weinberg Commons: Energy Sustainability

 Weinberg Commons will be the nation's first Passive House Multi-family retrofit development, and utilizes elements that are expected to reduce energy use for heating and cooling by up to 90%

• The buildings are largely heated by passive solar gain, by internal gains from people and electrical equipment, leaving a small duty for mechanical conditioning

• An energy recovery ventilator (ERV) provides a well distributed, constant and balanced fresh air supply

Importance of Energy Sustainability

 Reducing energy consumption is fundamental to the economic stability of low-income families

 Rising energy costs, which increased 22.7% nationwide from 2000-2010, were more than three times the increase in rents during the same period

• The lowest income renters saw the largest increase in their utility costs, going from 12.7% to 17.4% of their total housing costs for the same period

THCAH: Providing Affordable Housing for the District

- Weinberg Commons has 36 two-bedroom units: 24 units serve families at 60% AMI (\$1,228 per month) but are offered at rents affordable for families at 40% AMI (\$950 per month)
- Weinberg Commons' low rents, which include all utilities, are only possible with Passive House design

Energy Sustainability and Financial Feasibility

- Weinberg Commons cost approximately 8% more to construct than it would have using traditional techniques and materials
- The project was awarded 9% tax credits, a capital grant from DC's Department of Behavioral Health and projectbased rental vouchers from the DC Housing Authority for the 12 Permanent Supportive Housing units