



**ACTION
HOUSING INC**

Sarah Ralich

Energy & Construction Manager



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ACTION-Housing is a nonprofit affordable housing developer, owner and manager in Western Pennsylvania. We are also Pennsylvania's largest weatherization provider.



The Need

- It is estimated that 60% of the affordable housing stock in Pennsylvania was built more than 20 years ago.
- Older affordable multifamily buildings often have deferred maintenance, are energy inefficient, and lack the necessary funds for improvement.
- Efficiency investments in multifamily affordable housing mean energy savings, lower energy bills, more stable rental payments, reduced pollution, and a better quality of life for residents.

Weatherization Benefits Everybody

- Owners
- Managers
- Tenants

How?

- Fuel Neutral
- Funding for necessary building improvements
- Technical expertise

The Residences At Wood Street



- Original Construction: 1923
- 16 stories – 72,000 ft²
 - 1-6 commercial
 - 7-16 residential – 258 SRO units
- Homeless and At-risk
- Operating at a deficit
- Risk of default
- Acquired in 2009

Retrofit Cost and Savings

Construction Costs

	Total Cost \$	Cost/Unit \$	Cost/ft ²
Actual Cost	\$1,250,784	\$4,848	\$17.4

Energy Savings

	EUI (kBtu/ft ²)	Steam cost/year \$	Water gallons/bedroom/day	Water Cost \$	Total Savings
Pre-retrofit	124	\$135,285	48	\$31,641	
Post-retrofit	82	\$~65,000	40	\$26,368	
Savings	42 (34%)	\$70,285 (52%)	8 (17%)	\$5,273 (17%)	\$75,558

Broadview Manor Apartments

Pitcairn, PA



- 72 units
- Senior building
- Built in 1979
- HUD 202

- Project Total Cost: \$180,000
- Health & Safety: Upgrade building ventilation
- HVAC: Clean and tune tenant furnaces, install two new furnaces for community room
- Air sealing doors
- Lighting Replacement: All LED upgrade
 - Tenant units
 - Common areas
 - Exteriors

Mary, Broadview Manor Tenant



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