



## Contract Details

### Contract Type:

Asset Planning; Cogeneration;  
Energy Efficiency; Energy Performance  
Contract; Guaranteed Energy Savings;  
Photovoltaic System; Renewable  
Energy; Water Conservation

### Featured Projects:

- ▶ Akron Metropolitan Housing Authority, OH
- ▶ Boston Housing Authority, MA
- ▶ Cambridge Housing Authority, MA
- ▶ Chicago Housing Authority, IL
- ▶ Housing Authority of the City of Greensboro, NC
- ▶ Knoxville Community Development Corporation, TN
- ▶ Providence Housing Authority, RI
- ▶ San Francisco Housing Authority, CA

*“Projects like this prove that low-income housing can also be energy-efficient housing. We’re excited to be moving forward with green technology and upgrading our residents’ homes at the same time.”*

*- Bill McGonagle, Administrator  
Boston Housing Authority*

*“This project is part of our recent Congressional action to stimulate the economy by creating jobs, improving infrastructure, and saving energy. Forty-five local construction jobs will be maintained as these improvements are completed.”*

*- Gavin Newsom, Mayor  
City of San Francisco*



Akron Metropolitan Housing Authority is a \$14.5 million project.

## Akron Metropolitan Housing Authority, Ohio

The Akron Metropolitan Housing Authority (AMHA) spans 4,263 housing units in 35 large complexes and 600 scattered sites. The project was structured in phases to optimize the financing, with water conservation and energy lighting measures installed in Phase 1; central boiler and domestic hot water replacements, limiting thermostats, attic and wall insulation, and window replacements installed in Phase 2; and, with a term extension, solar photovoltaic (PV) arrays, new boilers, and a new domestic hot water system installed in Phase 3. With the total \$14.5 million investment, AMHA is expected to save over \$1.6 million annually.

## Boston Housing Authority, Massachusetts

This landmark PHA EPC project is the largest energy efficiency contract in HUD history, totaling over \$66 million, and including a Project Labor Agreement with local trade unions and a successful apprenticeship program for eligible residents. The project provides energy and water conservation measures at 13 developments encompassing over 4,300 housing units. Many of these structures are over 60 years old and all were in need of infrastructure improvements. A mix of 17 energy efficiency and renewable energy measures will provide over \$4.8 million in annual energy and water savings for the BHA. Key measures feature water conservation, energy efficient lighting, decentralization of aging heating and hot water systems, apartment temperature controls, and upgraded energy management system controls. During construction, 118 residents were employed or participated in apprenticeship training.

## Cambridge Housing Authority, Massachusetts

Ameresco's contract for the 196-unit Daniel Burns Apartments served as a demonstration for a key element of Cambridge Housing Authority's Moving to Work (MTW) program. The project has consistently performed to effectively reduce utility bills by roughly 50% since its first full year of operation. This \$3.3 million, two-phase project featured, in Phase 1, a conversion from electric space heat and domestic hot water to high efficiency natural gas, laundry/clothes dryer conversion to gas, refrigerator replacement, and installation of water saving measures. Construction for Phase 2 was funded through a term extension of the initial program. This phase included the installation of newer high-efficiency water conservation equipment, roof replacement and a 46 kW grid connected PV system, apartment lighting, common area lighting and lighting controls, vending machine controls, ventilation improvements, space heating boilers, conversion to indirect-fired domestic hot water, installing water softener and replacement of domestic hot water mixing valve.

## Chicago Housing Authority, Illinois

In the 1990s, the Chicago Housing Authority (CHA) embarked on an energy efficiency plan to renovate 60 sites that encompassed over 6.3 million square feet. In 2002, the CHA started its Plan for Transformation, which is one of the most ambitious renovation plans in the nation. The Energy Performance Contract (EPC) allowed the CHA to use energy and water savings to stretch limited capital funds. As a “Moving to Work” authority, the CHA involved and educated its residents. Under the EPC Phases 1, 2 and 3, 88 residents were employed for tenant coordination, security and apprenticeships. Under Phase 4,



The Cambridge Housing Authority installed a 46 kW grid tie solar PV system.



## About Ameresco

Ameresco, Inc. (NYSE:AMRC) is one of the leading energy efficiency and renewable energy services providers. Our energy experts deliver long-term customer value, environmental stewardship, and sustainability through energy efficiency services, alternative energy, supply management, and innovative facility renewal all with practical financial solutions. Ameresco and its predecessors have constructed billions in projects throughout North America.

*For more information about Ameresco and our full-range of energy efficiency and renewable energy solutions, please visit [www.ameresco.com](http://www.ameresco.com).*

## Chicago (cont.)

Ameresco provided green trades training and 28 residents were certified in various energy-related trades. The CHA received the 1999 NAHRO Agency Award of Merit. Total contract value is \$46.5 million and included water conservation, energy efficient lighting upgrades, and central steam plant decentralizations of heating and domestic hot water at four large sites.

## Housing Authority of the City of Greensboro, North Carolina

This \$1.8 million project was initially implemented in 1999-2000, and in 2011, the final year of Phase 1 financing repayment, the project was extended for a second, 8-year phase valued at nearly \$4 million. The initial project involved 1,543 units in 16 sites and featured furnace and domestic hot water heater installations, envelope treatments, water-saving measures including low-volume closets and fixture devices, lighting measures, and control improvements. The second phase extension covered additional water conservation measures and new furnaces, which provided sufficient cash flow to support roof replacement and the installation of high efficiency central air conditioning at Ray Warren Homes, one of the agency's largest family sites.

## Knoxville's Community Development Corporation, Tennessee

This groundbreaking project for Knoxville's Community Development Corporation (KCDC), one of the first twenty-year term projects approved by HUD, included 15 conventional federal public housing sites involving 3,656 dwelling units. The improvements are saving KCDC over \$900,000 in annual utility costs, with a total dollar investment of \$9.25 million. The measures included domestic water conservation; energy efficient kitchen equipment; lighting upgrades and controls; thermal heat pumps; energy efficient windows; new rooftop units; gas furnaces; HVAC upgrades; and new roofing.

## Providence Housing Authority, Rhode Island

The Providence Housing Authority partnered with Ameresco for a comprehensive project spanning 15 conventional federal public housing sites and 2,362 dwelling units and associated administration and maintenance facilities. The scope of work included central boiler plant decentralization and boiler plant replacements, conversion of electric heat to gas, cogeneration, replacement of domestic hot water heating system, remetering/consolidation, water and lighting retrofit, and conversion of oil burners to gas. Project construction on the \$12 million contract was completed six months ahead of schedule.

## San Francisco Housing Authority, California

By upgrading to energy efficient equipment using both \$29.7 million in EPC private capital and an \$11.7 million American Recovery and Reinvestment Grant (ARRA), San Francisco Housing Authority (SFHA) leveraged private capital to fund much needed energy and water equipment upgrades, including costly infrastructure improvements such as window and hot water pipe replacements, measures that would typically carry a long payback from savings. Across the 38-development portfolio encompassing over 5,000 units, these two projects include water conservation measures, lighting efficiency upgrades, furnace and domestic hot water replacements, and cogeneration, among others. Additionally, the ARRA and EPC projects will provide local job creation in the construction industry, including a goal of 30% Minority and Women Business Enterprises (MWBE) participation and 25% resident hires. The two projects are expected to bring over 100 additional jobs to San Francisco.



*SFHA provides housing for over 6,000 residents. The partnership with Ameresco will redirect capital for enhancements across 38-developments.*