

CAMBRIDGE HOUSING AUTHORITY

ARRA FUNDED ACTIVITY UPDATE

Truman Apartments

Through the American Recovery and Reinvestment Act (ARRA), the Department of Housing and Urban Development has awarded the Cambridge Housing Authority with a competitive grant of over \$1.7 million to rehabilitate Harry S. Truman Apartments. This competitive grant, which is part of \$26 million in federal stimulus funds that CHA has received overall, will support a comprehensive revitalization of the development's energy system. The project will include the replacement of the development's outdated electric heating system with a state-of-the-art and highly efficient gas-fired hydronic system, the installation of a co-generation unit, and improvements to the ventilation and water systems. The rehabilitation of Truman Apartments will significantly reduce the building's energy consumption, water consumption and carbon emissions, while cutting annual utility costs by 55%.

Site Facts:

- 60 units (1 studio, 59 one-bedroom)
- Federal Elderly/Disabled Development
- Initial Occupancy 1970
- Description: Eight-story mid-rise building, cast concrete and brick veneer

Cost Breakdown

ARRA Funds	\$1,712,470
Construction Budget	\$1,906,000
Leverage	\$550,000
Money into Local Economy	\$3,792,940

Outcomes:

Site Improvements:

- Replace the building's old electric heat and hot water systems with a central gas-fired hydronic system
- Install a 30 KW combined heat and power, or co-generation unit
 - This co-generation unit will offset a significant electrical load while contributing thermal energy for space heat and domestic hot water
- Improve building's ventilation system
 - Install new roof top heat recovery units with a cooling loop for the common corridors, controls and pressure barometers at rooftop fans to control fan speed

- Replace existing toilets with low-flow models
- Replace lavatory sink and shower fixtures with lower flow models
- New high efficiency air conditioning for the first floor community room areas
- Work includes a "Green Assessment" of the facility and management practices with recommendations and long-term plan for continued improvements

Energy Savings

- A **40%** reduction in source energy consumption
- **44%** reduction in water consumption
- **54%** reduction (or 1,172,995 pound reduction) in carbon emissions
- **55%** reduction in annual utility costs