



BON SECOURS – UNITY PROPERTIES INC. CASE STUDY

Bon Secours is committed to providing safe, affordable housing for low- and moderate- income families, seniors, and persons with disabilities in west Baltimore. Diagnosing the connection between the health care industry and community development, Bon Secours and Unity Properties, Inc., a wholly owned subsidiary of Bon Secours Mercy Health System, work in partnership with the community to help revitalize the area. Since 1988, they have renovated over 800 family and senior housing units to be more efficient, healthier, more comfortable, and safer homes.

Bon Secours fosters community improvement from the ground up by connecting homes to health care and other important resources like schools, economic mobility and transit. Their properties are strategically located to promote quality of life by being within walking distance to the Bon Secours Baltimore Health System, churches, the Bon Secours Community Works center, public bus and rail transportation, as well as shopping, recreation, and neighborhood green space. To specifically



Dean Fisher (left) MEA LMI Program Manager, with Lisa Stachura, Housing Development Program Manager at Unity Properties Inc., and Terry McMillon (right) Maintenance Technician.

address housing-related conditions that affect wellness in the community, Unity Properties’ work focuses on the quality, affordability, stability and location of a person’s home.



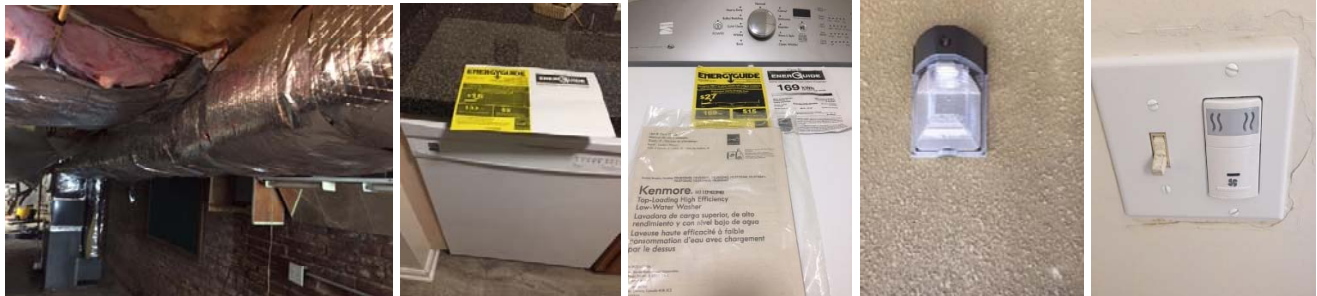
Utilizing multiple funding sources to develop and upgrade their neighborhoods and housing stock, Unity Properties targets the upstream factors contributing to health. The Maryland Energy Administration’s (MEA) [Clean Energy Communities Low-to-Moderate Income Grant Program](#) (LMI) Program was able to provide funding for cost-effective energy efficiency upgrades that assisted with enhancing the physical environment of this West Baltimore housing. Unity Properties received three consecutive awards in the annual competitive program (2017, 2018, and 2019) totaling approximately \$300,000. These LMI Program funds have enhanced funding received from other sources by providing energy audits, followed by weatherizing measures and upgrades to HVAC, appliances and lighting for 90 apartments, in 45 row house residences. The

weatherization efforts have resulted in an average 6-8% decrease in air infiltration, making these

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2018 LMI PROGRAM

residences more energy efficient and more comfortable for residents. Residences with natural-draft appliances (such as a furnace, boiler, or water heater) were tested for Combustion Appliance Zone Safety (CAZ testing) as a part of the [Building Performance Institute audit process](#) to ensure the gas appliances were working safely.

The energy efficiency improvements made possible from the funds granted by the MEA LMI program, as well as the additional leveraged funds, not only helped to lower utility costs, but also create a healthier, brighter, and safer living environment for residents. MEA is proud to assist Bon Secours’ holistic healthcare goal of “addressing the social determinants” of health for their west Baltimore neighbors.



Above: examples of energy measures upgraded include (from left) CAZ testing and duct sealing for furnace, new ENERGY STAR® appliance upgrades, wall mount LED porchlights, and mechanical ventilation fans and humidity control switches in restrooms.

Energy Measure	MEA Grant	Electricity Savings (kWh/yr.)	Gas Savings (Therms/yr.)	Annual Cost Savings	Payback (Years)
Installed Upgrade Measures					
Lighting	\$107,948	208,637	-58.1	\$27,956	3.9
Appliances	\$45,586	13,406	168.6	\$2,049	22.2
HVAC Upgrades	\$19,168	22,477	534.9	\$3,806	5.0
Water Heating Upgrade	\$1,000	-	526.4	\$772	1.3
Envelope Improvements	\$45,000	1,375	434.2	\$822	54.8
Programmatic Costs					
Audit & QA Inspections	\$38,807				
Health & Safety	\$19,262				
Administrative	\$14,073				
Totals					
Total, Upgrade Costs Only	\$257,508			\$35,404	7.3
Total, All Costs	\$290,843			\$35,404	8.2

Table: Energy Efficiency Measures with Estimated Savings and Simple Paybacks for Unity Properties