



WICOMICO COUNTY HOUSING AUTHORITY CASE STUDY

With help from the 2018 Clean Energy Communities Low-to-Moderate Income Grant Program (LMI), Wicomico County Housing Authority (WCHA) was able to bring 15 residential homes back from the brink of condemnation. These homes now provide comfortable and safe shelter for 15 low income families who can also expect significantly lower monthly electric bills.

WCHA serves Wicomico County, the City of Fruitland, and the City of Salisbury and has been providing housing support services since 1967. During that time, nearly 25,000 people have lived in WCHA's 227 housing units. WCHA's mission is to "provide decent, safe, affordable housing options to residents of limited means."

Partnering with MEA is a natural fit as the Housing Authority is actively working to upgrade the quality of housing it owns and convert the remaining vacant units back into usable housing stock. Achieving these goals will mean increasing housing opportunities for Wicomico residents - while keeping them affordable.

The MEA funds in this 15-home project help to make the homes as energy efficient as possible while leveraged funding sources provide an average of \$70,000 per unit for other updates. MEA funding paid for the following: weatherization and air sealing, lighting upgrades, attic insulation, crawlspace insulation, crawlspace moisture mitigation, upgraded heating and cooling from baseboard and window AC units to ENERGY STAR heat pumps, and upgraded bathroom ventilation fans.

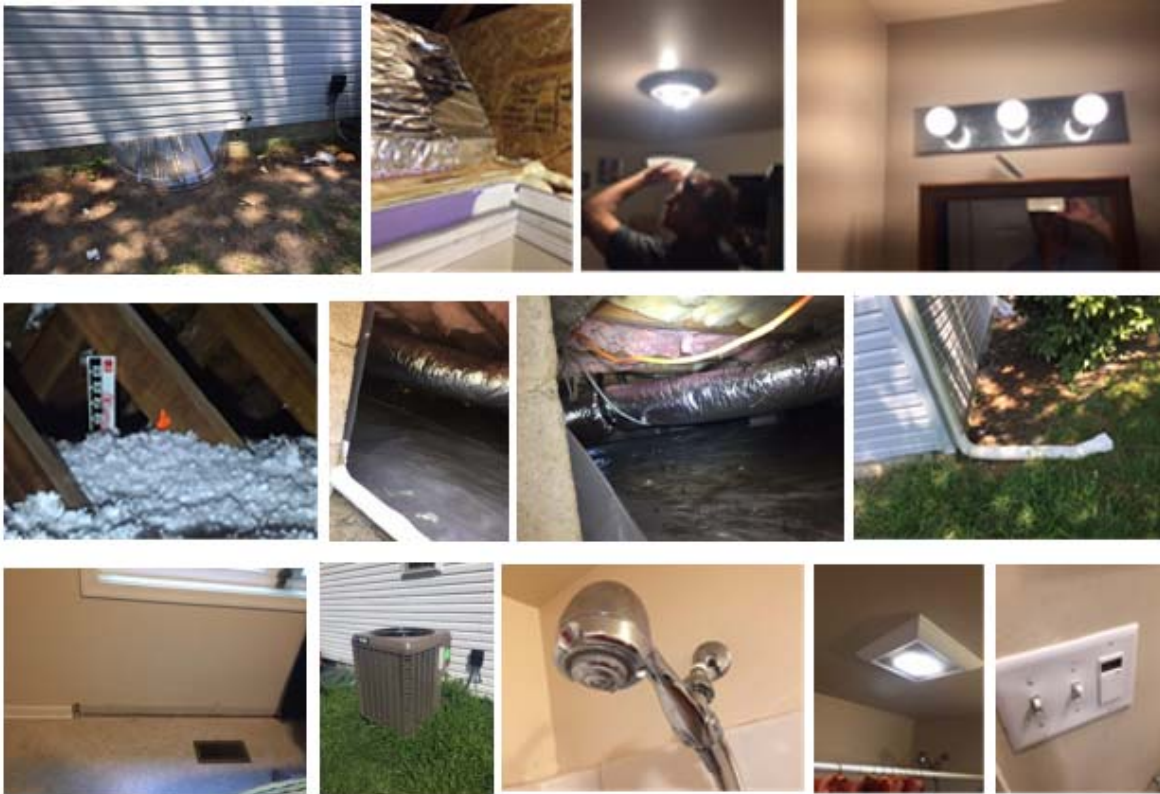
"This is a heavily leveraged approach to the reutilization of blighted properties" says Don Bibb, the Executive Director of WCHA. "Before this project started, 49 of the 90 homes in this community were boarded up. Now, thanks in part to our partners, we have only 24 to go."

The energy efficiency improvements created a healthier and safer living environment while lowering utility costs for residents. Blower door test results for the upgraded residences show a significant reduction in air leakage (an average of 600 cfm@50 Pascal) due to the air sealing.



Dean Fisher (right) LMI Program Manager, with John Holmes, Weatherization Programs Manager with contractor Total Home Performance at one of the upgraded residences.

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2018 LMI PROGRAM



Above: (From left) Examples of weatherization and air sealing, lighting upgrades, attic insulation, crawlspace insulation, crawlspace moisture mitigation, upgraded heating and cooling from baseboard and window AC units to ENERGY STAR heat pumps, low-flow faucet and shower fixtures, and upgraded bathroom ventilation fan controls.

Energy Measure	MEA Investment	Electricity Savings (kWh/yr.)	Annual Cost Savings	Payback (Years)
Installed Upgrade Measures				
Lighting	\$1,892	22,051	\$2,964	0.6
HVAC Upgrades	\$66,687	36,884	\$4,957	13.5
Water Heating Upgrade	\$592	1,102	\$148	4.0
Envelope Improvements	\$78,199	37,348	\$5,020	15.6
Programmatic Costs				
Audit & QA Inspections	\$4,800			
Health & Safety	\$7,081			
Administrative	\$15,750			
Totals				
Total, Upgrade Costs Only	\$152,169	97,385	\$13,088	11.6
Total, All Costs	\$175,000	97,385	\$13,088	13.4

Table: Energy Efficiency Measures with Estimated Savings and Paybacks